

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 29 JUNE 2023

Please let the Committee Officer know as soon as possible if you do not agree with any action proposed in this decision sheet. These are decisions of the Committee and there is an expectation that action will be taken. If for any reason it is apparent that you will not be able to act on these instructions in full or in part or that there will be a delay, please let the Committee Officer know as it may be necessary to advise the Committee or seek further instructions from the Committee.

	Item Title	Decision – approved, refused or site visit
1	<b><u>Members are requested to intimate any declarations of interest or connections</u></b>	Members noted various transparency statements and these will be recorded in the minute.
2	<b><u>Minute of Meeting of the Planning Development Management Committee of 1 June 2023 - for approval</u></b>	Minute approved as a correct record.
3	<b><u>Minute of Meeting of the Planning Development Management Committee (Visits) of 8 June 2023 - for approval</u></b>	Minute approved as a correct record.
4	<b><u>Committee Planner</u></b>	Committee business planner noted.
5	<b><u>Draft Energy Transition Zone Masterplan - Consultation - PLA/23/210</u></b> <b><u>Planning Officer – Laura Robertson and Rebecca Kerr</u></b>	<b><u>The Committee resolved:-</u></b> (i) to request that a Service Update be issued to Members regarding the consultation and actions being taken in regards to the consultation by both ETZ Ltd and Aberdeen City Council; (ii) to endorse the content of the draft Energy Transition Zone (ETZ) Masterplan; (iii) to instruct the Chief Officer – Strategic Place Planning to, subject to any minor

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		<p>drafting changes, publish the draft ETZ Masterplan for a eight week period of non statutory public consultation; and</p> <p>(iv) to instruct the Chief Officer – Strategic Place Planning to report the outcomes of the public consultation and any proposed revisions to the draft ETZ Masterplan to a subsequent Planning Development Management Committee within the next six months.</p>
6	<p><b><u>Aberdeen Planning Guidance: Outdoor Seating - PLA/23/217</u></b></p> <p><b><u>Planning Officer – Donna Laing</u></b></p>	<p><b><u>The Committee resolved:-</u></b></p> <p>(i) to request that officers investigate preparing a visual diagram to highlight actions required for applicants in terms of what would require planning permission and what didn't;</p> <p>(ii) to request that officers look at creating a frequently asked question (FAQ) section on the website in order to make the process easier for applicants in terms of outdoor seating;</p> <p>(iii) to request that officers clarify the seasonable consent section in the document in regards to the 28 day limit;</p> <p>(iv) to note the findings of the consultation on the Draft Outdoor Seating Guidance Document, and subsequent responses and revisions proposed by Officers to the Draft document (refer Appendix 1) and</p> <p>(v) to approve the Aberdeen Planning Guidance: Outdoor Seating (Appendix 2) as non-statutory planning advice.</p>
7	<p><b><u>Detailed Planning Permission for the Change of use from residential dwelling (class 9) to mixed use (class 3 and 4) including community cafe, with ancillary office accommodation and meeting hall; erection of single storey extension to form additional seating areas to cafe; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works - Wallace Tower, Tillydrone Road Aberdeen</u></b></p> <p>Planning Reference – 221380</p> <p>All documents associated with this</p>	<p>Application approved conditionally.</p>

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	<p>application can be found at the following link and enter the refence number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Dineke Brasier</p>	
8	<p><b><u>Listed Building Consent - Conversion of existing building to form community cafe with ancillary office accommodation and meeting hall; erection of single storey extension to form additional seating areas to cafe; internal alterations; formation of access ramp, external seating area and erection of bin store with associated hard and soft landscaping works - Wallace Tower, Tillydrone Road Aberdeen</u></b></p> <p>Planning Reference – 221379</p> <p>All documents associated with this application can be found at the following link and enter the refence number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Dineke Brasier</p>	Application approved conditionally.
9	<p><b><u>Detailed Planning Permission for the erection of supported living accommodation (Class 8 - residential Institutions), comprising eight residential units and ancillary staff office building, new vehicular access, car parking, infrastructure, open space and landscaping - former Stoneywood School site, Stoneywood Road Aberdeen</u></b></p> <p>Planning Reference – 230428</p>	Application approved conditionally with legal agreement.

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	<p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Alex Ferguson</p>	
10	<p><b><u>Detailed Planning Permission for the installation of floodlighting to the existing 3G pitch (part retrospective) - International School Of Aberdeen, North Deeside Road, Cults</u></b></p> <p>Planning Reference – 230405</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Dineke Brasier</p>	Application approved conditionally.
11	<p><b><u>Detailed Planning Permission for the erection of detached dwellinghouse and associated works - 30 Woodend Place Aberdeen</u></b></p> <p>Planning Reference – 230601</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p>	Application approved conditionally.

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	<p>Planning Officer: Robert Forbes</p>	
<p>12</p>	<p><b><u>Detailed Planning Permission for the erection of 2 storey side extension and single storey rear extension - 40 Woodstock Road Aberdeen</u></b></p> <p>Planning Reference – 230398</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Rebecca Kerr</p>	<p>Application approved conditionally.</p>
<p>13</p>	<p><b><u>Detailed Planning Permission for the erection of timber glazed pavilion for an outdoor seating area retrospectively - 52 The Green Aberdeen</u></b></p> <p>Planning Reference – 230437</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Alex Ferguson</p>	<p>Application approved conditionally with condition 3 amended to read:-</p> <p>the hereby approved temporary building shall only be used between the hours of 9am and 11pm on any given day and any amplified music or other such noise generated by speakers shall only be played within the structure between the hours of 9am and 10pm.</p> <p>Reason: In order to preserve the amenity of the area in relation to noise emissions.</p>
<p>14</p>	<p><b><u>Detailed Planning Permission for the erection of a hydrogen production and vehicle re-fuelling facility, solar farm and underground</u></b></p>	<p>Application approved conditionally.</p>

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	<p><b><u>solar grid connection (Aberdeen Hydrogen Hub) - Hareness Road And Ness Former Landfill Site, Coast Road, Aberdeen</u></b></p> <p>Planning Reference – 230299</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Lucy Greene</p>	
15	<p><b><u>Detailed Planning Permission for the change of use from amenity land to temporary outdoor seating area for public house including erection of marquee with bar, adjacent storage container, and associated al fresco areas - land opposite 10 Queen's Terrace Aberdeen</u></b></p> <p>Planning Reference – 230407</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Roy Brown</p>	<p>Application approved conditionally for the following reasons:-</p> <p>That due to the relatively small area of the Queen’s Terrace Gardens that would be occupied by the proposal, and given that the facility can be used by members of the public, there is no conflict with Policies 14 (Design, Quality and Place) and 20 (Blue and Green Infrastructure) of National Planning Framework 4 and Policy NE2 (Green and Blue Infrastructure) of the Aberdeen Local Development Plan 2023.</p> <p>That due to the temporary annual nature of the use, and the retention of existing natural screening, it is considered that any detrimental impacts on the character of the Albyn Place and Rubislaw Conservation Area and nearby Listed buildings would be neutral and therefore in line with Policies 7 (Historic Assets and Places) and 14 (Design, Quality and Place) of National Planning Framework 4 and Policies D1 (Quality Placemaking) and D6 (Historic Environment) of the Aberdeen Local Development Plan 2023.</p> <p>The proposal is directly associated with an existing Class 3 (food &amp; drink) use and would increase economic activity locally. The proposal has the potential to increase footfall in the area as well as support local job creation.</p> <p>It is acknowledged that the application site is within an accessible location in the West End area near the city centre and the development would provide a food and drink use in a marquee with outdoor seating for those living and working in the nearby area as well</p>

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		<p>as providing employment opportunities for the local population, all in accordance with the community wealth building aspect of Policy 25 of National Planning Framework 4 and Policy VC6 West End areas of the Aberdeen Local Development Plan 2023.</p> <p>Conditions:-</p> <p>1) DURATION OF PERMISSION The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.</p> <p>Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.</p> <p>2) TEMPORARY AND SEASONAL USE That the temporary buildings / structures and use hereby granted planning permission shall only be in situ within the period from 1 May until 30 September inclusive in any calendar year. Within one week following the latter date in each period, the structures shall be removed and the site shall be fully reinstated and made available as public open space. No structures shall remain in place beyond 30 September 2025.</p> <p>Reason: In order to secure restoration of the site as public open space as the character and siting of the structures is not such to warrant their retention on a permanent basis, and to limit the consent to a period of 3 years, due to the temporary nature of the proposals.</p> <p>3) RESTRICTION OF OPENING HOURS &amp; PLAYING OF AMPLIFIED MUSIC That the development hereby approved shall only be used between the hours of 9am and 11pm on any given day; any amplified music or other such noise generated by speakers shall only be played within the structure between the hours of 9am and 10pm; and the generator hereby approved shall be suitably noise attenuated to the satisfaction of the planning authority.</p> <p>Reason: In order to preserve the amenity of the area in relation to noise</p>

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		<p>emissions.</p> <p>4) TREE PROTECTION MEASURES</p> <p>That the development hereby approved shall not commence unless a scheme of tree protection measures during the construction, use, and removal, of the structures hereby approved for all trees within 5m of the application site has been submitted to, and approved in writing by the planning authority. Thereafter, the tree protection measures shall be implemented in accordance with the approved scheme.</p> <p>Reason: In order to protect the trees on the site, in the interests of the natural environment.</p> <p>5) RESTORATION OF GROUND</p> <p>That the development hereby approved shall not commence unless a scheme for restoring the site, including re-seeding and / or re-turfing has been submitted to, and approved in writing by the planning authority. Thereafter, within one month of the structures having been removed, the site shall be restored in accordance with the approved scheme.</p> <p>Reason: In order to ensure the timeous reinstatement of the site following the expiry of this temporary permission in the interests of the amenity of the area.</p>

If you require any further information about this decision sheet, please contact Lynsey McBain, Committee Officer, on 01224 522123 or email [lymcbain@aberdeencity.gov.uk](mailto:lymcbain@aberdeencity.gov.uk)