



To: Councillor McRae, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Cooke, Copland, Farquhar, Lawrence, Macdonald, Radley, Tissera and Thomson.

Town House,
ABERDEEN 25 October 2023

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Council Chamber - Town House** on **THURSDAY, 2 NOVEMBER 2023 at 10.00 am**. This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

JENNI LAWSON
INTERIM CHIEF OFFICER – GOVERNANCE (LEGAL)

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

- 1.1. Motion Against Officer Recommendation - Procedural Note (Pages 7 - 8)

DETERMINATION OF URGENT BUSINESS

- 2.1. Determination of Urgent Business

DECLARATION OF INTERESTS AND TRANSPARENCY STATEMENTS

- 3.1. Members are requested to intimate any declarations of interest or connections

MINUTES OF PREVIOUS MEETINGS

- 4.1. Minute of Meeting of the Planning Development Management Committee of 21 September 2023 - for approval (Pages 9 - 16)

COMMITTEE PLANNER

- 5.1. Committee Planner (Pages 17 - 20)

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1. Detailed Planning Permission for the replacement of Aberdeen Market (including redevelopment of 91-93 Union Street) with mixed use development including retail (class 1A), food and drink (class 3), leisure (class 11), and landscaping / public open space including proposed pedestrian link from Union Street to The Green, and associated works - Site of the former Aberdeen Market and 91-93 Union Street, Aberdeen (Pages 21 - 56)

Planning Reference – 230704

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Matthew Easton

- 6.2. Detailed Planning Permission for the change of use from betting shop to adult gaming centre (sui generis) - 178 George Street Aberdeen (Pages 57 - 68)

Planning Reference – 230972

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Alex Ferguson

- 6.3. Detailed Planning Permission for the change of use of from class 8 (residential institutions) to form 24no. affordable flats, including formation/replacement of doors and windows; installation of cladding, and alterations to the car park and garden ground with associated works - Former Banks O' Dee Nursing Home, Abbotswell Road, Aberdeen (Pages 69 - 102)

Planning Reference – 230685

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Alex Ferguson

- 6.4. Listed Building Consent for lowering of sills and installation of windows - Persley Castle Care Home, Mugiemoss Road Aberdeen (Pages 103 - 108)

Planning Reference – 230351

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Samuel Smith

- 6.5. Detailed Planning Permission for the change of use of flat to Short Term Let accommodation (sui generis) with maximum occupancy of 4 people - Flat H, 287 King Street Aberdeen (Pages 109 - 120)

Planning Reference – 231064

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Samuel Smith

- 6.6. Detailed Planning Permission for the change of use from class 4 (business) to class 1A (shops and financial professional and other services) and class 3 (food and drink) with covered outdoor seating area including demolition of existing lean to extension and erection of single storey extension; alterations to a shop front; re-cladding; installation of doors, rooflights and roof repairs with associated car parking and other associated works - Former Cults Station, Station Road Aberdeen (Pages 121 - 144)

Planning Reference – 230772

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Gavin Clark

- 6.7. Detailed Planning Permission for the retention of takeaway food kiosk and outdoor seating area with decking including change of use (temporary for 12 months) - Former Cults Station, Station Road Aberdeen (Pages 145 - 156)

Planning Reference – 230922

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Gavin Clark

- 6.8. Detailed Planning Permission for the change of use from amenity land to class 4 (business) including installation of fence and roller shutter doors associated with 16 Broomhill Road (part retrospective) - Rear Of 12 - 14 Broomhill Road, Aberdeen (Pages 157 - 166)

Planning Reference – 230550

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Aoife Murphy

- 6.9. Detailed Planning Permission for the change of use from office to student accommodation (sui generis) including refurbishment and replacement of windows, alterations of vents and associated works - 259 Union Street Aberdeen (Pages 167 - 180)

Planning Reference – 230246

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Laura Robertson

- 6.10. Detailed Planning Permission for the erection of 2 storey detached dwelling house with garage and associated works - 360 North Deeside Road Aberdeen (Pages 181 - 192)

Planning Reference – 230251

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Dineke Brasier

OTHER REPORTS

- 7.1. Planning Development Management Committee Annual Effectiveness Report - PLA/23/340 (Pages 193 - 208)

DATE OF NEXT MEETING

8.1. Thursday 7 December 2023 - 10am

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

Website Address: aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 067344 or email lymcbain@aberdeencity.gov.uk