

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 2 NOVEMBER 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	<u>Members are requested to intimate any declarations of interest or connections</u>	Declarations of interest and transparency statements will be recorded in the minute.
2	<u>Minute of Meeting of the Planning Development Management Committee of 21 September 2023 - for approval</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	Committee business planner noted.
4	<u>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</u> Planning Reference – 230704	Application approved conditionally with condition 12 amended to read:- (12) ODOUR IMPACT ASSESSMENT No part of the building shall be brought into use for the purposes of class 3 (food and drink) use, or otherwise used for the cooking of hot food, unless there has been submitted to and approved in writing by the planning authority an odour impact assessment. The scheme shall be carried out by a competent person, in line with relevant guidance for example, the EMAQ guidance document 'The Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (or equivalent as suitably demonstrated) and associated references. The assessment must include (but not be limited to) -

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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>Link.</p> <p>Planning Officer: Matthew Easton</p>	<ul style="list-style-type: none"> • an odour risk assessment based on the specific type and level of cooking activities to be undertaken; • necessary extract rates and an explanation of how they have been established; • prediction of the impacts at the nearest sensitive receptors and • any required mitigation measures to; extract filter, neutralise, and disperse cooking fumes produced at the premises; and • demonstrate of the effectiveness of any mitigation measure. <p>Thereafter, the development shall not be brought into use unless the mitigation measures have been implemented in accordance with the approved scheme and are operational</p> <p>Reason - to protect surrounding uses from cooking odours associated with the development</p>
5	<p><u>Detailed Planning Permission for the change of use from betting shop to adult gaming centre (sui generis) - 178 George Street Aberdeen</u></p> <p>Planning Reference – 230972</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Alex Ferguson</p>	<p>Application approved conditionally with condition two amended to read:-</p> <p>The hereby approved use shall only operate between the hours of 7am and 10pm on any given day.</p> <p>Reason: In order to preserve the amenity of neighbouring residential properties during the more sensitive late evening and early morning hours.</p>
6	<p><u>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</u></p>	<p>Application approved conditionally with a legal agreement.</p>

	Item Title	Decision – approved, refused or site visit
	<p><u>with associated works - Former Banks O' Dee Nursing Home, Abbotswell Road, Aberdeen</u></p> <p>Planning Reference – 230685</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Alex Ferguson</p>	
7	<p><u>Listed Building Consent for lowering of sills and installation of windows - Persley Castle Care Home, Mugiemoss Road Aberdeen</u></p> <p>Planning Reference – 230351</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Samuel Smith</p>	Application approved unconditionally.
8	<p><u>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</u></p> <p>Planning Reference – 231064</p> <p>All documents associated with this</p>	Application approved conditionally.

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	<p>application can be found at the following link and enter the refence number above:-</p> <p>Link.</p> <p>Planning Officer: Samuel Smith</p>	
9	<p><u>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</u></p> <p>Planning Reference – 230772</p> <p>All documents associated with this application can be found at the following link and enter the refence number above:-</p> <p>Link.</p> <p>Planning Officer: Gavin Clark</p>	Application deferred in order for a site visit to be undertaken on Wednesday 8 November 2023.
10	<p><u>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</u></p> <p>Planning Reference – 230922</p>	Application deferred in order for a site visit to be undertaken on Wednesday 8 November 2023.

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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>Link.</p> <p>Planning Officer: Gavin Clark</p>	
11	<p><u>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</u></p> <p>Planning Reference – 230550</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Aoife Murphy</p>	Application approved conditionally.
12	<p><u>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</u></p> <p>Planning Reference – 230246</p> <p>All documents associated with this application can be found at the following link</p>	Application approved conditionally subject to a legal agreement.

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	<p>and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Laura Robertson</p>	
13	<p><u>Detailed Planning Permission for the erection of 2 storey detached dwelling house with garage and associated works - 360 North Deeside Road Aberdeen</u></p> <p>Planning Reference – 230251</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p>Link.</p> <p>Planning Officer: Dineke Brasier</p>	Application approved conditionally.
14	<p><u>Planning Development Management Committee Annual Effectiveness Report - PLA/23/340</u></p>	<p><u>The Committee resolved:-</u> to note the report.</p>

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