

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 15 February 2024. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar (for items 4 and 5), Greig (as substitute for the Vice Convener, Councillor Bouse), Lawrence and Macdonald.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 18 JANUARY 2024

1. The Committee had before it the minute of the previous meeting of 18 January 2024, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

2. The Committee had before it the committee business planner, as prepared by the Interim Chief Officer – Governance (Legal).

The Committee resolved:-

to note the committee business planner.

54 GALLOWGATE ABERDEEN - 231371

3. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the Committee approve the modification of planning obligation associated with 221435/S42 regarding affordable housing provision (Clause 5.1) at 54 Gallowgate Aberdeen.

The Committee heard from Alex Ferguson, Senior Planner who spoke in furtherance of the application and answered various questions from members.

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The Committee then heard from Richard Slipper, Claire Crawford and Sam Rosenkranz, agents for the application, who spoke in support of the proposed modification and also answered various questions from members.

The Committee resolved:-

to approve the modification.

OCEANEERING HOUSE, PITMEDDEN ROAD, DYCE ABERDEEN - 231498

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed Planning Permission for the erection of a Palisade Security Fence and Gates retrospectively at Oceaneering House, Pitmedden Road Aberdeen, be approved subject to the following conditions:-

Conditions**(01) BIODIVERSITY ENHANCEMENT / LANDSCAPING**

All soft landscaping and biodiversity enhancement (hedge planting) proposals shall be carried out in accordance with the planting plan hereby approved (drawing ref. 2439/1001 A) and shall be completed during the next available planting season (i.e. by 30/04/2024), or such other date / plan as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the planting, in the opinion of the Planning Authority is dead, severely damaged or has become seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Unless evidence of the implementation of the requisite planting has been submitted to the Planning Authority by 30 April 2024, the approved fencing shall not be retained on the site after 31 May 2024.

Reason - To ensure the implementation of a satisfactory scheme of landscaping, in the interests of visual amenity and biodiversity enhancement.

(02) LIMITED PERIOD FOR PERMISSION

Planning permission for the fencing hereby approved shall be for a limited period of 5 years from the initial erection of the development, expiring on 01/10/27.

Reason: In order to enable the visual impact of the development on the amenity of the surrounding area to be reviewed pending the implementation of the site landscaping, given the risk of its failure and the potential redevelopment of the site.

The Committee heard from Robert Forbes, Senior Planner, who spoke in furtherance of the application.

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The Committee resolved:-

to approve the application conditionally.

LAND AT COAST ROAD, ST FITTICK'S PARK/ GREGNESS HEADLAND/DOONIES FARM, ABERDEEN - PRE DETERMINATION ROUTE - 231371

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which explained that the application had been referred to the Planning Development Management Committee under the Pre Determination Hearings Procedure as agreed in April 2020 (Report Number GOV/20/087), whereby under Section 38A(4) of the Town and Country Planning Scotland Act 1997, a planning authority may elect to give an applicant or persons who have submitted representations the opportunity of appearing at a Pre Determination Hearing.

The report sought agreement on whether to hold a hearing and if the hearing and subsequent report would go to this Committee or Full Council.

The report recommended:-

that the Committee –

- (a) agree to hold a Pre Determination Hearing for the application at this Committee;
and
- (b) agree to report back for determination to this Committee.

The Committee resolved:-

to approve the recommendations.

- **Councillor McRae, Convener**