

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 14 MARCH 2024

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>Determination of Urgent Business</u>	<u>The Committee resolved:-</u> to note that the Convener had accepted one late report (item 5.2 – Public Hearing for 202 Ashgrove Road West) onto the agenda as a matter of urgency in terms of Section 50B(4)(b) of the Local Government (Scotland) Act 1973.
2	<u>Minute of Meeting of the Planning Development Management Committee of 15 February 2024</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	Committee planner noted.
4	<u>Erection of mixed use restaurant (class 3) and takeaway (sui-generis) with car parking, landscaping, play frame and associated works including demolition - Rosehill House, 202 Ashgrove Road West Aberdeen - Public Hearing</u> Planning Reference – 230414 All documents associated with this application can be found at the following link and enter the refence number above:-	<u>The Committee resolved:-</u> (i) to agree to hold a Hearing for the application at this Committee; and (ii) to agree to report back for determination to this Committee.

	Item Title	Decision – approved, refused or site visit
	<p>Link.</p> <p>Planning Officer: Lucy Greene</p>	
5	<p><u>Planning Permission in Principle for Residential-led, mixed use development comprising approximately 1,575 homes, employment use, a neighbourhood centre comprising local retail and commercial provision, leisure and community uses and associated infrastructure including new and upgraded access roads, landscaping, open space and engineering works - Land at Greenferns, Sites OP28 & OP33, Aberdeen.</u></p> <p>Planning Reference – 230173</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: Gavin Clark</p>	<p>Application approved conditionally, subject to notification to Scottish Ministers and a legal agreement. Condition 1 and 11 (e) amended to read:-</p> <p>(01) DURATION OF PERMISSION</p> <p>The development to which this notice relates must be begun not later than the expiration of 12 years beginning with the date of this notice. If development has not begun at the expiration of the 12-year period, the planning permission lapses.</p> <p>Reason - in accordance with section 59 (planning permission in principle) of the 1997 act.</p> <p>11 (e) a scheme for the connection of buildings to the public waste water system for that particular phase has been submitted to and approved in writing by the Planning Authority. The scheme shall include confirmation from Scottish Water that connections can be made and any necessary upgrades to the public wastewater system are in place</p>
6	<p><u>Detailed Planning Permission for the change of use from class 1A (shops, financial professional and other services) to hot-food takeaway (sui generis) and installation of kitchen extract vent to rear elevation (part-retrospective) - 693 George Street Aberdeen</u></p> <p>Planning Reference – 231018</p> <p>All documents associated with this</p>	<p>Application refused for the following reasons:-</p> <p>That due to its location on a busy junction with limited car parking for customers in the vicinity the proposed change of use has potential to result in a road safety hazard</p> <p>That due to the potential levels of noise and disturbance and odour nuisance for adjoining residential properties the proposal could not be considered complementary to residential use in that is likely to cause conflict with the enjoyment of existing residential amenity. It would, therefore, be contrary to Policies 23 (Health and Safety) and 27 (City,</p>

	Item Title	Decision – approved, refused or site visit
	<p>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>Town, Local and Commercial Centres) of National Planning Framework 4 (NPF4), Policies H1 (Residential Areas) and WB3 (Noise) of the Aberdeen Local Development Plan and the Council's Aberdeen Planning Guidance on Harmony of Uses.</p>
7	<p><u>Detailed Planning Permission for the erection of 18-unit affordable housing development (comprising 10 houses and 8 flats) including associated vehicle access/egress, car parking, amenity/open space and other associated works - site of Former Nursery, Oscar Road, Aberdeen</u></p> <p>Planning Reference – 231300</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: Robert Forbes</p>	<p>Application approved conditionally subject to a legal agreement.</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