

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 15 MAY 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>Members are requested to intimate any declarations of interest or connections</u>	<p>Councillor Blake, intimated a transparency statement in regards to item 7.2 on the agenda, (Erinvale, Anguston Road Peterculter) as she was a service user of the cattery, however she did not consider that this required her to declare an interest for that item, and he would therefore remain in the meeting and participate in the determination of the application.</p> <p>Councillor Alphonse declared an interest in regards to item 8.1 on the agenda (Alba Gate, Stoneywood Park) as she knew the architect for the application, who was due to speak at the Committee. Councillor Alphonse advised that she would leave the meeting when the application was considered and would take no part in the determination of the application.</p>
2	<u>Minute of Meeting of the Planning Development Management Committee of 18 April 2024 - for approval</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	Planner noted.
4	<u>Planning Appeal Update</u>	Noted.

	Item Title	Decision – approved, refused or site visit
5	<p><u>Detailed Planning Permission for the change of use from house (use class 9) to House in Multiple Occupation (HMO) - 458 King Street Aberdeen</u></p> <p>Planning Reference – 240314</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.</p>
6	<p><u>Section 42 (Variation to Conditions) - removal of condition 1 of planning ref A6/0654 (dwelling house to be occupied by person employed full time in cattery and equestrian business on property known as Erinvale Cattery & Livery) - Erinvale, Anguston Road, Peterculter Aberdeen</u></p> <p>Planning Reference – 240214/S42</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: Matthew Easton</p>	<p>Application approved conditionally with the condition amended to read:-</p> <p>(01) OCCUPANCY OF DWELLINGHOUSE</p> <p>Part A - The dwellinghouse shall not be occupied by any person other than a person employed full-time in the cattery business on the property known as Erinvale Cattery and located at Upper Anguston and the dependants, widow or widower of such a person.</p> <p>Part B - In the event that the cattery business closes, from the date the business ceases to operate, Part A of this condition shall no longer apply.</p> <p>Prior to the business closing, but no sooner than 14 days before the event, the applicant shall notify the planning authority of the intention to close the cattery business and the date on which it will cease operation.</p> <p>Reason - to restrict the occupancy of the house as considered necessary to support the development of new houses in the green belt where they are necessary, whilst protecting the green belt from erosion by unnecessary development, in accordance the aims of Policy 8 (Green Belts) of National Planning Framework 4 and Policy NE2 (Green Belts) of the Aberdeen Local Development Plan.</p>
7	<p><u>Planning Guidance</u></p>	<p><u>The Committee resolved:-</u></p>

	Item Title	Decision – approved, refused or site visit
	<u>Officer – David Dunne</u>	to request that the Chief Officer – Strategic Place Planning, investigate the possibility of putting in place guidance to clarify the issue of drive through restaurants in the context of Policy 27(d) of National Planning Framework 4 and report back to this Committee in due course.
8	<p><u>Detailed Planning Permission for the Demolition of existing building and re-development of site to include change of use to form a mixed-use of 4 business units (class 4), 2 ancillary cafe/restaurant units (class 3) with drive thru takeaway (sui generis), electric vehicle charging hub, car parking, soft landscaping and associated works - Alba Gate, Stoneywood Park Aberdeen</u></p> <p>Planning Reference – 231422</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>	Application refused.
9	<u>Planning Enforcement Activity Report - April 2023 to March 2024 - CR&E/24/148</u>	<p><u>The Committee resolved:-</u></p> <p>(i) to approve the Planning Enforcement Charter; and</p> <p>(ii) to note the report.</p>
10	<u>Aberdeen Planning Guidance: Short-term Lets - CR&E/24/143</u>	<p><u>The Committee resolved:-</u></p> <p>(i) to note the comments received during the recent public consultation on the draft Aberdeen Planning Guidance on Short-term Lets and approve officers' responses to the consultation comments, as outlined in Appendix 1; and</p> <p>(ii) to agree the final Aberdeen Planning Guidance: Short-term Lets, as set out in Appendix 2, and approve its adoption as non-statutory planning advice to support the Local Development Plan 2023</p>

	Item Title	Decision – approved, refused or site visit
--	------------	--

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