

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 20 JUNE 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>Minute of Meeting of the Planning Development Management Committee of 15 May 2024 - for approval</u>   | <u>The Committee resolved:-</u><br>to approve the minute as a correct record.   |
| 2 | <u>Committee Planner</u>  | <u>The Committee resolved:-</u><br>to note the planner.   |
| 3 | <u>Planning Appeal Update</u>   | <u>The Committee resolved:-</u><br>to note the update   |
| 4 | <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 f, 37 Holburn Street Aberdeen</u><br><br>Planning Reference – 240227<br><br>All documents associated with this application can be found at the following link and enter the reference number above:-<br><br><a href="#">Link.</a> | Application refused for the following reasons:-<br><br>The site is in close proximity to a mixed use area in the city centre and would be compliant in principle with Policy 30 (Tourism), paragraph (e) part (i) of National Planning Framework 4. Nevertheless, it was considered that the proposed change of use of the property to Short Term Let (STL) accommodation would likely result in significant detrimental impacts upon the amenity of the immediate neighbouring residential properties within the application building, beyond what could typically be expected if it were to be used as mainstream residential accommodation through noise disturbance, the frequency of changes in occupants, particularly at unusual hours, and the impact on security, real or perceived, within the communal areas of the building. The proposed change of use is thus considered to be contrary to Policy H2 (Mixed Use Areas) and Policy D2 (Amenity) of the Aberdeen Local Development Plan 2023. |

|   | Item Title   | Decision – approved, refused or site visit  |
|---|--|---|
|   | Planning Officer: Esmond Sage  |   |
| 5 | <p><b><u>Section 42 (Variation to Conditions) - Variation of condition 3 (Scale of Development - Residential) of application reference to increase the maximum number of residential units from 80 to 99 - Land south of North Deeside Road Milltimber</u></b></p> <p>Planning Reference – 240488/S42</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Scott Leitch</p> | <p>Application refused for the following reasons:-</p> <p>The proposal would be contrary to Policy I1 (Infrastructure Delivery and Planning Obligations) of the Aberdeen Local Development Plan by virtue of the fact that there is insufficient capacity in the local primary and secondary schools to accommodate the additional number of children generated by the development.</p> |
| 6 | <p><b><u>Planning Permission in Principle for erection of 19no. self-build dwelling houses with associated landscaping, access and infrastructure - Woodend, Culter House Road, Aberdeen Peterculter</u></b></p> <p>Planning Reference – 210889</p> <p>All documents associated with this application can be found at the following link and enter the reference number above:-</p> <p><a href="#">Link.</a></p> <p>Planning Officer: Dineke Brasier</p>   | <p>Application approved conditionally with a legal agreement.</p>   |
| 7 | <b><u>Draft Aberdeen Planning Guidance: Health</u></b>   | <b><u>The Committee resolved:-</u></b>  |

|   | Item Title   | Decision – approved, refused or site visit  |
|---|--|---|
|   | <b><u>Impact Assessments - CR&amp;E/24/190</u></b>   | (i) to approve the content of the draft Aberdeen Planning Guidance document; Health Impact Assessments (Appendix 1), and instruct the Chief Officer - Strategic Place Planning to, subject to any minor drafting changes, publish the draft Aberdeen Planning Guidance documents for an eight week non-statutory public consultation; and<br>(ii) to instruct the Chief Officer - Strategic Place Planning to report the results of the public consultation and any proposed revisions to the draft Aberdeen Planning Guidance to a subsequent Planning Development Management Committee within six months of the end of the consultation period. |
| 8 | <b><u>Briefing Note - Site Of Former Cordyce School, Riverview Drive, Dyce, Aberdeen</u></b> | <b><u>The Committee resolved:-</u></b><br>(i) to note that Barratt deliver the 22 social rent units for Grampian Housing Association as intended, and allow 12-months from commencement of development to confirm Scottish Government funding; and<br>(ii) to note that where that was not forthcoming, Barratt would then switch to an off-site commuted payment for the affordable units. On the basis that they were currently over-providing affordable unit at Riverside Quarter for Places for People the Council would be permitted, in this instance to off-set those units against the commuted sum at Cordyce.                          |

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](mailto:lymcbain@aberdeencity.gov.uk)