



To: Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

Town House,
ABERDEEN 31 October 2024

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Committee Room 2 - Town House** on **THURSDAY, 7 NOVEMBER 2024 at 10.00 am.** This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>

ALAN THOMSON
INTERIM CHIEF OFFICER – GOVERNANCE

B U S I N E S S

MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.

MOTION AGAINST OFFICER RECOMMENDATION

- 1.1. Motion Against Officer Recommendation - Procedural Note (Pages 7 - 8)

DETERMINATION OF URGENT BUSINESS

- 2.1. Determination of Urgent Business

DECLARATION OF INTERESTS AND TRANSPARENCY STATEMENTS

- 3.1. Members are requested to intimate any declarations of interest or connections

MINUTES OF PREVIOUS MEETINGS

- 4.1. Minute of Meeting of the Planning Development Management Committee of 19 September 2024 - for approval (Pages 9 - 14)
- 4.2. Minute of Meeting of the Planning Development Management Committee of 29 August 2024 - Pre Determination Hearing - for approval (Pages 15 - 36)

COMMITTEE PLANNER AND PLANNING DIGEST

- 5.1. Committee Planner (Pages 37 - 40)
- 5.2. Planning Digest Update (Pages 41 - 44)

GENERAL BUSINESS

WHERE THE RECOMMENDATION IS ONE OF APPROVAL

- 6.1. Planning Permission in Principle for proposed business / industrial development (Class 4/5/6); road infrastructure; active travel connections; landscaping and environmental works including drainage and other infrastructure - land at Coast Road, St Fittick's Park/ Gregness Headland/ Doonies Farm Aberdeen (Pages 45 - 104)

Planning Reference – 231371

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Lucy Greene

- 6.2. Detailed Planning Permission for the erection of battery storage units with associated infrastructure, control building, switch room, inverter containers, lighting, fencing and associated works including access road - Land at Rigifa Farm, Cove Road, Aberdeen (Pages 105 - 130)

Planning Reference – 231336

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Gavin Clark

- 6.3. Approval of Matters Specified in Conditions - Approval of matters specified in conditions 1 (phasing), 2 (detailed design), 3 (landscaping information), 4 (trees), 5 (drainage), 6 (historic drainage), 7 (SUDS), 8 (de-culverting/realignment), 9 (flood risk assessment), 10 (environmental enhancements), 11 (CEMP), 12 (street design), 13 (pedestrian crossing), 14 (traffic regulation orders), 15 (bus stops), 16 (safe routes), 17 (residential travel pack), 18 (noise assessment/mitigation measures), 19 (dust risk assessment), 20 (commercial floorspace), 21 and 22 (contaminated land) and 23 (carbon reduction/water efficiency) in relation to Planning Permission in Principle (Ref: 191904/PPP) for the erection of 67 homes, supporting infrastructure and open space - Claymore Drive Bridge of Don Aberdeen (Pages 131 - 156)

Planning Reference – 240839

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Roy Brown

- 6.4. Detailed Planning Permission for the erection of 2no. battery storage containers, associated ring main unit and transformer housings, 3m high acoustic fence and associated works - First Bus, 395 King Street Aberdeen (Pages 157 - 164)

Planning Reference – 240961

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Robert Forbes

- 6.5. Detailed Planning Permission for the installation of hydrogen refuelling station plant equipment with enclosure and acoustic barrier fence - First Aberdeen Ltd, 395 King Street Aberdeen (Pages 165 - 172)

Planning Reference – 240769

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Robert Forbes

- 6.6. Detailed Planning Permission for the installation of two EV charging points, feeder pillar and cabinet and associated works (retrospective) - land Adjacent To 593 And 595 King Street, Aberdeen (Pages 173 - 180)

Planning Reference – 240648

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Roy Brown

- 6.7. Detailed Planning Permission for the change of use to dwellinghouse (Class 9) including installation of fence to rear and associated landscaping front and rear - 54 Queen's Road Aberdeen (Pages 181 - 194)

Planning Reference – 240816

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Roy Brown

- 6.8. Detailed Planning Permission for the erection of replacement 2 storey dwelling house with verandah and detached double garage with all associated works - Janefield, 43 Hillview Road Cults Aberdeen (Pages 195 - 216)

Planning Reference – 240368

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Rebecca Kerr

- 6.9. Detailed Planning Permission for the formation of driveway and access gate to front - 3 Craigielea Mews, Aberdeen (Pages 217 - 226)

Planning Reference – 240982

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Rebecca Kerr

- 6.10. Detailed Planning Permission for the erection of single storey extension to rear - 47 Thorngrove Avenue Aberdeen (Pages 227 - 236)

Planning Reference – 240888

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Jack Ibbotson

OTHER REPORTS

- 7.1. Annual Effectiveness Report - CORS/24/328 (Pages 237 - 250)

DATE OF NEXT MEETING

- 8.1. Date of Next Meeting - Thursday 5 December 2024 - 10am

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

Website Address: aberdeencity.gov.uk

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