

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 7 NOVEMBER 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 19 September 2024 - for approval</u>	Minute approved as a correct record.
2	<u>Minute of Meeting of the Planning Development Management Committee of 29 August 2024 - Pre Determination Hearing - for approval</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	Committee planner noted.
4	<u>Planning Digest Update</u>	Planning digest update noted.
5	<u>Annual Effectiveness Report - CORS/24/328</u>	Annual effectiveness report noted.
6	<u>Planning Permission in Principle for proposed business / industrial development (Class 4/5/6); road infrastructure; active travel</u>	Willingness to approve conditionally, subject to referral to the Scottish Ministers due to SEPA objection, with conditions 20 and 22 amended to read:-

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<p><b><u>connections; landscaping and environmental works including drainage and other infrastructure - land at Coast Road, St Fittick's Park/ Gregness Headland/ Doonies Farm Aberdeen</u></b></p> <p>Planning Reference – 231371</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: Lucy Greene</p>	<p>20 <u>Mitigations</u></p> <p>That no development shall take place to any individual plot within St Fittick's / Zone A unless there has been submitted to, and approved in writing by, the planning authority by way of a matters specified in conditions application, details of the proposed mitigations for that development plot. (It is expected that all the listed mitigations, or similar as agreed based on the approved drawings, would be implemented for development of Zone A and they are split proportionately between the plots within the zone.). Mitigation works shall be carried out in accordance with the timing agreed in condition 4 (Phasing) above.</p> <p>Details shall include a description of community consultation that has taken place on the proposed mitigations, a statement of the impact on public health based on the Population Health Chapter of the EIA report, and location, layout and elevational plans as required, details of materials, planting, seed mixes and maintenance of landscaped spaces.</p> <ul style="list-style-type: none"> <li>a) Improvements to existing green and brownfield open spaces within Torry /Balnagask; as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>b) St Fittick's Church interpretation and repair works - details to include Conservation Management Plan and plans of interpretation board(s); as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>c) Path network enhancements and wayfinding features in St Fittick's Park inside and outside the site – details to include schedule of works to the paths as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>d) Improving water quality in East Tullos Burn – details to be agreed through condition 8 as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>e) Tullos Wood – access and pathway improvements, including more direct and legible entrance(s) and landscaping; as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>f) Enhancing play and recreational equipment and areas, based on the list of off-site mitigation and compensation on the 'Illustrative Play and Recreation Masterplan Visualisation – Zone A Oct 2024 2391330' which includes enhancement / extension to the existing skate park and provision of 'pump' track – details to</li> </ul>

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		<p>include specifications and layout plans.</p> <ul style="list-style-type: none"> <li>g) Enhancing habitats with pollinator planting and management for biodiversity; as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>h) Replacement sports pitch at Tullos Primary School playing fields and enhancing recreational and leisure provision to complement the existing Multi Use Games Areas (MUGA); as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> <li>i) Enhancement to coastal path connections leading northwards to Torry Battery and south via Gregness as indicatively shown on Illustrative Masterplan Visualisation Oct 2024-2391329</li> </ul> <p>Reason: To provide mitigation for loss of greenspace, recreational facilities, paths and path space; in accordance with Policies NE2 and NE3 in the LDP 2023 and the ETZ Masterplan.</p> <p style="text-align: center;"><u>22 Protective Fencing during construction</u></p> <p>No works in connection with the development hereby approved shall commence unless a site protection plan for historic environment features has been submitted to and approved in writing by the planning authority by way of a matters specified in conditions application. Site protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:</p> <ul style="list-style-type: none"> <li>a) The location of the historic environment features to be protected during construction works; and</li> <li>b) The position and details of the warning signs and protective fencing to be erected.</li> </ul> <p>No works in connection with the development hereby approved shall commence unless the site protection measures have been implemented in full in accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details and no works shall take place at any time within the protected areas.</p> <p>Reason: In the interests of protecting known features of the historic environment.</p>

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7	<p><b><u>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</u></b></p> <p>Planning Reference – 231336</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: Gavin Clark</p>	<p>Application approved conditionally with conditions 8 and 9 amended to read:-</p> <p>(08) MITIGATION SCHEME – DESIGN OF BESS</p> <p>No development shall commence unless and until full details of the proposed battery storage containers (and ancillary infrastructure) hereby permitted have been submitted to, and approved in writing by, the Planning Authority. These details shall include:</p> <ul style="list-style-type: none"> <li>(a) design (if deviating from the Noise Impact Assessment accompanying the application), layout and dimensions of the battery storage containers (and ancillary infrastructure) and the metering building to be installed</li> <li>(b) detailed design including foundations and insulation design to accept a higher peak particle velocity limit as detailed in the supporting documents “Response to Quarry Objection” and the updated Design and Access Statement;</li> <li>(c) independent verification by a qualified firm of engineers of the validity and efficacy of the proposed design in terms of safety; and</li> <li>(d) the submission of a continual blast vibration monitoring programme (submitted prior to the commencement of development and thereafter annually from the date of this permission), to ensure that the development would not restrict quarrying operations.</li> </ul> <p>Thereafter, the battery storage containers and associated infrastructure shall not be installed and operated other than in accordance with these approved details and shall be maintained in the approved colours, free from rust, staining or discolouration until such time as the development is decommissioned. All cables between the battery storage containers, metering building and any point of connection to the public network shall be installed and kept underground.</p> <p>Reason: to ensure the Planning Authority is aware of the development details and to protect the visual amenity of the area.</p> <p>(09) FUTURE EMERGENCY PLAN</p> <p>In line with the recommendations of the approved Fire Risk Management Plan and prior to the occupation of the proposed facility, an emergency plan shall be submitted to and approved in writing by the Planning Authority. This document shall ensure full compliance with the recommendations and guidance contained within the National Fire</p>

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		<p>Chiefs Council – Guidance for FRS. Thereafter, the development shall be carried out in accordance with the approved document.</p> <p>Reason: to ensure that any potential fire risk/ accidents are adequately mitigated against and to ensure that appropriate mitigation measures are put in place.</p>
8	<p><b><u>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</u></b></p> <p>Planning Reference – 240839</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: Roy Brown</p>	<p>Application approved unconditionally.</p>

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9	<p><b><u>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</u></b></p> <p>Planning Reference – 240961</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: Robert Forbes</p>	Application approved conditionally.
10	<p><b><u>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</u></b></p> <p>Planning Reference – 240769</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: Robert Forbes</p>	Application approved conditionally.
11	<p><b><u>Detailed Planning Permission for the installation of two EV charging points, feeder pillar and cabinet and associated works (retrospective) - land Adjacent To 593 And</u></b></p>	Application approved unconditionally.

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	<p><b><u>595 King Street, Aberdeen</u></b></p> <p>Planning Reference – 240648</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: Roy Brown</p>	
12	<p><b><u>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</u></b></p> <p>Planning Reference – 240816</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: Roy Brown</p>	Application approved conditionally.
13	<p><b><u>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</u></b></p> <p>Planning Reference – 240368</p>	Application deferred until a site visit takes place on Thursday 14 November 2024.

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	<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: Rebecca Kerr</p>	
14	<p><b><u>Detailed Planning Permission for the formation of driveway and access gate to front - 3 Craigielea Mews, Aberdeen</u></b></p> <p>Planning Reference – 240982</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: Rebecca Kerr</p>	Application approved conditionally.
15	<p><b><u>Detailed Planning Permission for the erection of single storey extension to rear - 47 Thorngrove Avenue Aberdeen</u></b></p> <p>Planning Reference – 240888</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>	Application approved conditionally.



	<b>Item Title</b>	<b>Decision – approved, refused or site visit</b>
	Planning Officer: Jack Ibbotson	

**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)**