

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 13 FEBRUARY 2025

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>Declarations of Interest or Connections</u>	Councillor Clark intimated as a transparency statement that in relation to item 6.3 on the agenda (116 Dee Village, Millburn Street Aberdeen), that she knew one of the objectors who was due to speak against the application. Councillor Clark did not consider the connection required a declaration of interest, and indicated that she would remain in the meeting for consideration and determination of the item.
2	<u>Minute of Meeting of the Planning Development Management Committee of 5 December 2024 - for approval</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	<u>The Committee resolved:-</u> (i) to note that the Development Manager would report to this committee at a future meeting, with the information which was to be submitted to the Scottish Government as part of the National Planning Improvement Framework; (ii) to request that the Clerk circulate information on how many cases had been before the Local Review Body in the last two years and the percentage of cases approved/overturned at the meetings; and to include this information on the Local Review Body in future Annual Effectiveness reports for this committee; and (iii) to otherwise note the committee business planner.
4	<u>Planning Digest</u>	Planning digest noted. It was highlighted that on page 15, a typo had occurred and the word should be authorised instead of unauthorised.

	Item Title	Decision – approved, refused or site visit
5	<p><u>Listed Building Consent - Internal alterations to layouts to provide community hub with renewed services and welfare facilities including formation of tea prep area alterations floors, partitions and doors, installation of fire suppression system, vents; external lighting and signage replacement with associated works - West Church Of St Nicholas, Back Wynd, Aberdeen</u></p> <p>Planning Reference – 240987</p> <p>All documents associated with this application can be found at the following link and enter the refence number above:-</p> <p>Link.</p> <p>Planning Officer: Alex Ferguson</p>	<p>The Convener advised that the application had been withdrawn and therefore would not be considered today.</p>
6	<p><u>Detailed Planning Permission for the change of use of flat to Short Term Let accommodation (sui generis) with maximum occupancy of 2 people - 40 Urquhart Road Aberdeen</u></p> <p>Planning Reference – 241252</p> <p>All documents associated with this application can be found at the following link and enter the refence number above:-</p> <p>Link.</p> <p>Planning Officer: Esmond Sage</p>	<p>Application approved conditionally in line with officers recommendation.</p>
7	<p><u>Detailed Planning Permission for the change of use of flat to short term let accommodation</u></p>	<p>Application refused for the following reasons:-</p>

	Item Title	Decision – approved, refused or site visit
	<p><u>with maximum occupancy of 3 people - 116 Dee Village, Millburn Street, Aberdeen</u></p> <p>Planning Reference – 241277</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: Roy Brown</p>	<p>There were tensions with Policy VC2 in as far as the proposal would undermine the sequential approach to locating visitor related attraction as close to the city centre as possible.</p> <p>It was considered that the proposed change of use of the property to short term let 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, and the impact on security, real or perceived, within the communal areas of the building. The proposed change of use was thus considered to be contrary to Policy 30 (Tourism), paragraph (e) part (i) and (ii) of National Planning Framework 4, Policy 14 (Design, Quality and Place) of National Planning Framework 4, and Policies H1 (Residential Areas) and Policies D1(Quality Placemaking) and D2 (Amenity) of the Aberdeen Local Development Plan 2023.</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