

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 19 JUNE 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>Members are requested to intimate any declarations of interest or connections</u>	Councillor van Sweeden declared an interest in relation to item 6.4 on the agenda, Waterton House, Stoneywood Terrace Aberdeen, as she owned a property in close proximity to the proposed development and therefore would not take part in the deliberation or determination of the application.
2	<u>Minute of Meeting of the Planning Development Management Committee of 23 April 2025 - for approval</u>	Minute approved as a correct record.
3	<u>Committee Planner</u>	<u>The Committee resolved:-</u> (i) to note that in relation to item 25 (Planning Guidance in relation to drive thru restaurants), that a Service Update would be provided to Members in due course; (ii) to request that the clerk share the recently published Service Update in relation to National Planning Framework with all elected members; (iii) to remove item 25 (National Planning Framework) as a Service Update was issued in this regard; and (iv) to note the committee business planner.
4	<u>Planning Appeal Digest</u>	Planning appeal digest noted.
5	<u>Detailed Planning Permission for the change of use from Class 1A (Shops, Financial, Professional and Other Services) to Class</u>	Application approved conditionally and with an extra condition added to read:- (08) OPERATING HOURS

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	<p><u>(Assembly and Leisure) and use for electric vehicle recreation (floors two and three) with associated retail (Class 1A), cafes and restaurants (Class 3) and public house use and extension to George Street elevation - Former John Lewis building, George Street Aberdeen</u></p> <p>Planning Reference – 250030</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: Gavin Clark</p>	<p>That the uses hereby granted planning permission shall only operate within the following hours: 09: 00 – 23: 00 hours Sunday – Thursday and 09: 00 – 00: 00 (midnight) Friday and Saturday.</p> <p>Reason - in order to preserve the amenity of the neighbourhood.</p> <p>Also to be included is the following extra informative:-</p> <p>Informative:</p> <p>The applicant should engage with the Disability Equity Partnership and should take cognisance of the issues raised within their consultation response prior to commencing development on site. A copy of their consultation response has been attached for information. In addition, the applicant should consult with George Street Community Council prior to commencing the development to discuss any concerns or issues that may arise during construction and occupation of the premises.</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 3 people - 4 Watson Street Aberdeen</u></p> <p>Planning Reference – 250391</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: Samuel Smith</p>	<p>Application refused for the following reasons:-</p> <p>The proposal would be contrary to Policy H1 (Residential Areas) and Policy WB3 (Noise) of the Aberdeen Local Development Plan 2023 (ALDP) and Policy 23 (Health and Safety) and Policy 30 (Tourism) of NPF4. This was due to the layout and internal design of the shared building and the context of the surrounding area, which meant that its use as Short Term Let (STL) accommodation would have a significant adverse impact on the amenity of existing residents in terms of noise and disturbance within the tenement beyond what could typically be expected if it were to be used as mainstream residential accommodation.</p>
7	<p><u>Detailed Planning Permission for the proposed business and industrial</u></p>	<p>Application approved conditionally.</p>

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	<p><u>development, comprising c7,500 sqm of class 5 and 6 uses with ancillary class 4 use with associated yard areas, boundary treatments, roads, parking, landscaping and other associated works - The Quad, (formerly Craigievar House), Howe Moss Avenue, Aberdeen</u></p> <p>Planning Reference – 250108</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: Gavin Clark</p>	
8	<p><u>Planning Permission in Principle for the erection of 14 Residential Plots (Including 25% Affordable Housing) and Supporting Infrastructure, Landscaping and Open Space; Including Demolition of Existing Industrial Unit - Waterton House, Stonewood Terrace Aberdeen</u></p> <p>Planning Reference – 230297</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: Lucy Greene</p>	Application approved conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing.
9	<p><u>Detailed Planning Permission for the change</u></p>	Application approved conditionally and a legal agreement.

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	<p><u>of use and conversion of fire damaged former office (class 4) to form 6no residential flats (sui generis), erection 2 storey extension with terraces, installation of 2 new dormers and formation of garden to the rear, reinstatement of fire damaged roof and dormers of No 32, formation of 3 car parking spaces, bin and cycle store and installation of new rooflights to the front - 31 - 32 Albyn Place Aberdeen</u></p> <p>Planning Reference – 241162</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: Laura Robertson</p>	
10	<p><u>Detailed Planning Permission for the removal of carport and erection of garage and access gate to rear - 7 Richmondhill Place Aberdeen</u></p> <p>Planning Reference – 250173</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: Rebecca Kerr</p>	Application approved conditionally.
11	<p><u>Planning Annual Enforcement Report - CR&E/25/105</u></p>	<p><u>The Committee resolved:-</u></p> <p>(i) to note that officers were currently investigating if it would be possible to include for future annual reports, data according to ward area;</p>

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		(ii) to request that officers look into the application site at Esplanade Filling Station, North Esplanade West, to ascertain the situation and report back to members once this was known; and (iii) to note the report.
12	<u>Date of Next Meeting - Thursday 21 August 2025 - 10am</u>	Noted.

If you require any further information about this decision sheet, please contact Lynsey McBain, Committee Officer, on 01224 067344 or email lymc bain@aberdeencity.gov.uk