

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 19 June 2025. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; Councillor Greig, Vice Convener; and Councillors Boulton, Clark, Copland, Farquhar, Lawrence, Macdonald and van Sweeden (as substitute for Councillor Alphonse, present for all items except article 8)

The agenda and reports associated with this minute can be located [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

DECLARATIONS OF INTEREST OR CONNECTIONS

1. 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.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 23 APRIL 2025

2. The Committee had before it the minute of the previous meeting of 23 April 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE PLANNER

3. The Committee had before it the committee business planner, as prepared by the Interim Chief Officer – Governance.

The Committee resolved:-

- (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.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

PLANNING APPEAL DIGEST

4. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which provided an update in relation to various planning appeals.

The report informed Members about planning appeals and notifications in relation to Aberdeen City Council decisions that the Scottish Government's Division for Planning and Environmental Appeals (DPEA) had received or decided since the last Planning Development Management Committee meeting and also listed appeals that were still pending.

The Committee resolved:-

to note the information contained in the planning appeal digest.

FORMER JOHN LEWIS BUILDING, GEORGE STREET ABERDEEN - 250030

5. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed Planning Permission for the change of use from Class 1A (Shops, Financial, Professional and Other Services) to Class 11 (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, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) RESTRICTION ON USE CLASSES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any order amending, revoking or re-enacting these Orders, the premises hereby granted for Class 11 (Assembly and Leisure) shall not be used for any of the following uses that fall within Class 11:

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

- Cinemas
- Concert halls
- Bingo halls
- Casinos
- Dance halls
- Discotheques
- Skating rinks
- Swimming baths
- Gymnasiums without the express grant of planning permission from the planning authority.

Reason: To enable the planning authority to consider the impact of any other uses within Class 11 on the site and surrounding area.

(03) NOISE IMPACT ASSESSMENT COMPLIANCE

The development hereby approved shall not be occupied unless the noise mitigation measures and recommendations set out in the approved Noise Impact Assessment (Ref: TTG 160225 REVISION 3 – Grosle Environmental Services – 29th April 2025) or other measures achieving at least an equivalent effect as may be agreed in writing with the Planning Authority, have been implemented in full and suitable evidence provided to the Planning Authority that these works have been installed and implemented. For avoidance of doubt, the mitigation measures shall include, but are not limited to:

- The external walls and roof shall achieve an overall sound reduction index of at least 54 decibels
 - With the existing wall and roof constructions should be confirmed during the fit-out phase to verify that they achieve this standard.
 - The windows requiring additional sound insulation as detailed in Section 4.11 of the Noise and Odour Impact Assessment: “windows backed with metal stud partition of nominal width 300 mm, two frames of minimum 60 mm metal "I" studs at 600 mm centres, minimum cavity width 240 mm, 100 mm mineral wool insulation, double layer of 15 mm plasterboard each side, minimum plasterboard density 25 kg/m² each side” (or equivalent).”
 - Any gaps or holes in the facade must be sealed with materials having a sound reduction index of at least 54 decibels.
 - Sound insulation (with a sound reduction index of at least 54 decibels) will require to be installed within the two central risers.
- The front entrance shall retain a double door entry system to minimise noise break-out.
- The ground level shall have an installed floor design that reduces noise and vibration from the bowling alleys.
- The air condition plant and kitchen extraction systems (end termination points and air intake) shall be located as detailed in Section 3.3, with nominal maximum

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

sound power levels not exceeding those detailed in Section 6.2.1 of the report; and

- The kitchen extraction system installer shall ensure that all necessary measures are taken to reduce the effects of vibration on the internal and external building structure using various anti-vibration methods (e.g. pads/mats/mounts and flexible hose connections).

Reason: To protect residents from external sources of noise and in the interests of amenity.

(04) ODOUR CONTROLS

That no Class 3 (food and drink) elements hereby approved shall occur unless a detailed specification in line with the Noise and Odour Impact Assessment report for the local extract ventilation (LEV) systems has been submitted to and approved in writing by the planning authority in consultation with Environmental Health. The LEV systems shall be installed according to the approved specification, and evidence of its installation shall be submitted to, and confirmed in writing by the planning authority. The specifications of the LEV system shall meet the requirements for a 'high-level of odour control' as detailed in the EMAQ guide on 'The Control of Odour and Noise from Commercial Kitchen Exhaust Systems.

Reason: To protect residents from external sources of odour and in the interests of amenity.

(05) LANDSCAPING

That no works in connection with the development hereby approved shall take place unless a scheme of landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include the location of new trees and planters and a programme for the completion and subsequent maintenance of the proposed landscaping and a scheme for the closing off of the existing vehicular parking area. All landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(06) MATERIALS

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

That no development shall take place unless a scheme detailing all external finishing materials to the extension of the building hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed.

Reason - in the interests of visual amenity.

(07) CYCLE PARKING

That the uses hereby granted planning permission shall not be occupied unless a scheme detailing finalised provision of the proposed cycle storage facilities has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme.

Reason - in the interests of encouraging more sustainable modes of travel.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally, with an extra condition added to read:-

(08) OPERATING HOURS

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.

Reason - in order to preserve the amenity of the neighbourhood.

The Committee also agreed that the following extra informative be included:-

Informative:

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. 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.

4 WATSON STREET ABERDEEN - 250391

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

That the application for Detailed Planning Permission for the change of use of flat to Short Term Let accommodation (sui generis) with maximum occupancy of 3 people, at 4 Watson Street Aberdeen, be approved subject to the following conditions:-

Conditions

(1) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(2) TIME LIMIT FOR SHORT-TERM LET USE

The hereby approved use of the property as Short-Term Let accommodation shall expire 5 years following the date of the grant of permission as stated on this notice, unless a further planning permission has been granted for continued use of the property as Short-Term Let accommodation in the meantime. Should no further planning permission be granted then the property shall revert to mainstream residential use as a flat after the aforementioned 5-year period.

Reason: In order to allow the local housing need and demand situation and the local economic benefits derived from the use of the property as a Short Term Let to be reassessed in 5 years' time, to ensure that the loss of the property as residential accommodation would remain compliant with Policy 30 of NPF4.

The Committee heard from Samuel Smith, Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee then heard from Louise Faustino, who objected to the proposed application.

The Committee resolved:-

to unanimously refuse the application for the following reasons:-

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.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

THE QUAD, (FORMERLY CRAIGIEVAR HOUSE), HOWE MOSS AVENUE, ABERDEEN - 250108

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed Planning Permission for the proposed business and industrial 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, at the Quad, (formerly Craigievar House), Howe Moss Avenue, Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) BIRD HAZARD MANAGEMENT PLAN

That prior to the commencement of development on any building hereby approved, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 3 – Wildlife Hazards (available at <https://www.aoa.org.uk/policy-campaigns/operations-safety/>)

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Aberdeen Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

(03) LANDSCAPING PER APPROVED PLANS

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

That all planting, seeding and turfing comprised in the approved scheme of landscaping, as shown on drawing Nos: PP01.00 REV P3, PP01.01 REV P3 , PP01.02 REV P3 , PP01.03 REV P3, PP01.04 REV P3, PP01.05 REV P3, PP01.06 REV P3 and PP01.07 REV P3 shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason - in the interests of the amenity of the area.

(04) BIODIVERSITY ENHANCEMENT PLAN COMPLIANCE

That prior to the commencement of development, an updated Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in full accordance with the recommendations of the approved document.

Reasons: to ensure an appropriate level of compensatory planting is provided and compliance with the relevant policies of National Planning Framework 4.

(05) NOISE IMPACT ASSESSMENT COMPLIANCE

The development hereby approved shall not be occupied unless the noise mitigation measures and recommendations set out in the approved Noise Impact Assessment (Sandy Brown, 30th May 2025 [Ref: 025589-R01-B) or other measures achieving at least an equivalent effect as may be agreed in writing with the Planning Authority, have been implemented in full and suitable evidence provided to the Planning Authority that these works have been installed and implemented. For avoidance of doubt, the mitigation measures shall include, but are not limited to:

- Units A-D have built-up cladding incorporating a mineral wool thermal insulation. The combined system having a sound reduction of Rw 33 dB (Rw = an acoustic rating used to measure and indicate how effective a soundproofing wall, system or material is)
- Where Unit E is used for Class 5 general industrial use at night (23:00 – 07:00), it shall be provided with upgraded cladding with a sound reduction of at least Rw 36 dB
- Unit C west elevation has roller shutter doors with a sound reduction of Rw 26 dB
- Loading bays allow HGVs to reverse up so that loading/unloading with forklifts or pallet trucks largely takes place inside the buildings
- Refrigerated vehicles are only permitted at the loading bays of Units A, B, and C between 07:00 and 19:00 hours.
- Further recommendations to control HGV delivery noise include:

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

- yard road surfaces to be maintained as smooth surfaces to prevent undue rumbling and vehicle rolling noise
- vehicle engines to be switch off at loading bays when parked; and
- use of vehicle horns to be avoided
- Any unscreened external building services plant items shall have a sound power limit (LWA) not exceeding 85 decibels. Louder plant items would either need to be screened (i.e. installed around the sides of the buildings away from the houses) or have noise mitigation measures applied (i.e. attenuators, local screens, or enclosures). Where a tenant proposes to install a number of new noisy building services plant items, a detailed assessment should be carried out.

Reason: To protect residents from external sources of noise and in the interests of amenity.

(06) PARKING PER APPROVED PLANS

That prior to the occupation of any of the units hereby granted planning permission the parking area, including disabled and electric vehicle parking spaces and yard areas hereby granted planning permission shall be constructed, drained, laid-out and demarcated in accordance with drawing No. 11528-PL2-XX-L03 REV P3 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval.

Reason - in the interests of public safety and the free flow of traffic.

(07) WATER EFFICIENCY

No development shall take place unless a scheme of water efficiency for each unit has been submitted to and approved in writing by the planning authority. Thereafter, unless otherwise agreed in writing with the planning authority, no unit shall be occupied unless for that unit the approved measures have been implemented and are available for use.

Reason - to reduce pressure on water abstraction from the River Dee, which at times of low flow can have impacts on freshwater pearl mussel, one of the qualifying features of the River Dee Special Area of Conservation.

The Committee heard from Gavin Clark, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally.

At this juncture and in line with item 1, Councillor van Sweeden left the meeting during consideration and determination of the following item.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

WATERTON HOUSE, STONEYWOOD TERRACE ABERDEEN - 230297

8. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for 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, at Waterton House, Stoneywood Terrace Aberdeen, be approved subject to the following conditions and subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing:-

Conditions

(1) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 5 years beginning with the date of this notice. If development has not begun at the expiration of the 5-year period, the planning permission in principle lapses.

Reason - in accordance with section 59 (planning permission in principle) of the 1997 act (as amended).

(2) MATTERS REQUIRING FURTHER APPROVAL – SITE WIDE

That an application for approval of matters specified in condition containing details of the specified matters listed below shall be submitted for consideration by the planning authority in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

No development shall take place unless a matters specified in conditions application comprising the detailed layout and design of vehicular access and roads, landscaping and drainage has been submitted to and approved in writing by the Planning Authority. The application(s) shall comprise:

- (a) Details of the layout and finish of all roads and road junction onto Beech Manor, including visibility splays, swept path analysis and footpaths;
- (b) Details of strategic landscaping and site boundaries including the communal open spaces;
- (c) Details of design and layout of drainage and connections to SUDS features;
- (d) Details of the provision of appropriate, universal and future-proofed digital infrastructure connections such that occupants of each house will be able to connect their house.
- (e) A scheme for the phasing and delivery of all of the above matters. For the avoidance of doubt, this phasing plan shall indicate when communal

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

infrastructure including the access road through the site, open spaces and drainage shall be constructed.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure all strategic infrastructure will be constructed and available for use when required.

(3) MATTERS REQUIRING FURTHER APPROVAL – RESIDENTIAL PLOTS

That application(s) for approval of matters specified in condition containing details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

That no development shall take place on any individual plot unless there has been submitted by way of further application for Matters Specified in Conditions (MSC) detailed scaled layout and elevational drawings where appropriate showing the following:

- a) Details of layout, siting, design and external appearance of buildings and any ancillary structures, including all external finishing materials.
- b) Details of measures incorporated into house construction and design to achieve internal sound reduction as per the recommendations in the Noise Impact Assessment Report by Sandy Brown 23280-R01-B.
- c) Details of vehicular and pedestrian access and parking.
- d) Details of on site passive or active electric vehicle charging facilities on each plot.
- e) Details of measures to promote sustainable temperature management for each house, for example by prioritising natural or passive solutions such as siting, orientation, and materials.
- f) Details of landscaping and boundary treatments the latter which shall be shrub and hedgerow plants, all generally in accordance with the Landscaping and Biodiversity Plan 2504-WHS-LS or such other plan as subsequently approved, including planting plan showing species, number of plants and size at planting
- g) Topographical plan showing ground levels as existing and as proposed, including cross section showing the proposed building in relation to Waterton House and any other houses which have planning permission (Matters Specified in Condition).
- h) Surface water drainage arrangements (Sustainable Urban Drainage Systems) for the plot

The house shall not be occupied unless the plot planting has been carried out and development carried out in complete accordance with the details as so agreed.

All soft and hard landscaping proposals, including boundary hedges, within each plot shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development on that plot or as otherwise agreed in writing with the Planning Authority.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. All tree planting within the root protection area of existing trees shall be hand dug.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). In the interests of residential amenity, the setting of the Category B listed building and the landscape character of the site. To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(4) LANDSCAPING & BIODIVERSITY ENHANCEMENT PLAN – SITE WIDE

No development shall take place unless a matters specified in conditions application(s) comprising a scheme of hard and soft landscaping works and biodiversity enhancements covering the entire site, but excluding the individual residential plots, has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- (i) Existing landscape features and vegetation to be retained.
- (ii) The location of new trees, shrubs, hedges, grassed areas and water features, for the avoidance of doubt this shall not include yew trees within the areas south of the access road.
- (iii) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- (iv) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play features. In one of the open spaces to the south of the access road, this shall include measures to encourage informal play, such as tree trunks/stumps.
- (v) An indication of existing trees, shrubs and hedges to be removed.
- (vi) A programme for the completion and subsequent maintenance of the proposed landscaping.
- (vii) Details of the locations of bat boxes, bird boxes and hedgehog highways as recommended in the Environmental Walkover Survey Report

All soft and hard landscaping proposals and biodiversity measures shall be installed and carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). In the interests of residential amenity, the setting of the Category B listed building and the landscape character of the site. To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(5) PROTECTION OF TREES

No development shall take place on site other than with the tree protection measures in place in accordance with the layout plan 2302-WHS-TP and the details within the Tree Survey Report by Astell Associates WHS-2302-TR, or such plan and details as are subsequently approved through MSC applications in relation to this permission.

Any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied

No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

Reason: In order to preserve the character and visual amenity of the area and to ensure adequate protection of trees.

(6) PROVISION OF VISITOR PARKING LAY-BYS

That the access road shall not be brought into use nor any of the houses occupied unless there has been provided visitor parking lay-bys provided in accordance with the approved layout plan 004 P09 or such other plan as may be approved by the planning authority by means of MSC application relating to condition 02.

Reason: In the interests of road safety and residential amenity.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

(7) PHOTOGRAPHIC SURVEY

No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures, and general views of the formal garden areas, on the application site has been submitted to and approved in writing by the planning authority. All external elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures or garden shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the buildings and former formal garden area is made for inclusion in the National Monuments Record for Scotland and in the local Historic Environment Record.

(8) REFUSE STORAGE

That no individual house shall be occupied unless there been laid out and provided bin collection points in accordance with details submitted to and approved in writing by the planning authority by way of matters specified in conditions application. These shall be in accordance with drawing 12140-HFM-ZZ-ZZ-DR-A-P(00) 002 P10 or such other plan as is subsequently approved, unless otherwise agreed in writing by the planning authority.

Reason: In the interests of health and safety.

(9) YELLOW LINES TURNING HEAD

That within six months of occupation of the first house on plots 4, 5 or 6 yellow lines shall be painted on the turning head at the east end of the access road, in accordance with a scheme approved by way of matters specified in conditions application.

Reason: In order to ensure safe access for refuse collection vehicles.

(10) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

That no development or demolition and site clearance shall take place unless a matters specified in conditions application comprising a site-specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The CEMP must address the following issues:

- (a) Surface water management, including construction phase sustainable drainage measures;
- (b) Measures to control dust and protect residential amenity during demolition and construction

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

- (c) Measures to protect wildlife, including breeding birds, during construction
- (d) Site waste management including details of re-use on-site and off-site disposal of demolition materials.

Reason: To minimise the environmental impact of construction and demolition.

The Committee heard from Lucy Greene, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Convener moved, seconded by the Vice Convener:-

That the application be approved conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing, in line with the officer's recommendation.

Councillor Boulton, seconded by Councillor Clark, moved as an amendment:-

That the Committee refuse the application for the following reasons:-

That the proposal would be contrary to Policy H1 (Residential Areas), D6 Historic Environment of the Aberdeen Local Development Plan and Policy 7 (Historic Assets and Places) and Policy 16 (Quality Homes) of NPF4 and would be overdevelopment by virtue of its adverse impact on the character of the residential area and residential amenity of the neighbourhood and by virtue of its adverse impact on the setting of the listed building.

On a division, there voted – for the motion (6) – the Convener, the Vice Convener and Councillors Copland, Farquhar, Lawrence and Macdonald – for the amendment (2) – Councillors Boulton and Clark – absent from the vote (1) – Councillor van Sweeden.

The Committee resolved:-

to adopt the motion and therefore approve the application conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing.

31 - 32 ALBYN PLACE ABERDEEN - 241162

9. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed Planning Permission for the change 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, at 31 - 32 Albyn Place Aberdeen, be approved subject to the following conditions and a legal agreement:-

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

Conditions**(01) DURATION OF PERMISSION**

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(2) TREE PROTECTION

That no development shall take place unless a detailed tree protection plan has been submitted to and approved in writing by the Planning Authority and thereafter any recommended measures specified within that plan shall be implemented in full. Such plan should take account of the detailed construction methods proposed/ required and associated risks to existing trees.

Reason - in order to ensure adequate protection for the trees onsite during the construction of the development.

(3) REAR BOUNDARY WALL

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details (method of construction, materials, coursing, mortar mix and coping) of the proposed boundary walls within the rear garden area, running north/south between the properties and east/west, as shown on drawing no. 3612/F21 Rev C (titled Landscape). Thereafter none of the residential flats shall be occupied unless the walls have been constructed and completed in full accordance with the said details.

Reason: In order to preserve the special character of the Albyn Place/ Rubislaw Conservation Area.

(4) LANDSCAPING

That no development shall take place unless full details of the landscaping proposals, hardstanding areas, footpaths, steps and all planting have been submitted to and approved in writing by the Planning Authority. Thereafter, the work shall be carried out in accordance with Condition (5) - Planting.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(5) PLANTING

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

That all proposed planting, seeding and turfing shall be carried out no later than the first planting season following first occupation of the development and any trees or plants which within a period of 5 years from the first occupation of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority.

Reason: in the interests of maintaining the amenity of the area

(6) CYCLE STORE

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the cycle stores, including the locking mechanism. Thereafter none of the residential flats shall be occupied unless the cycle stores have been provided in accordance with the approved details.

Reason – in the interests of encouraging sustainable travel through the provision of secure cycle stores.

(7) REPOINTING AND GRANITE REPAIR

Prior to any stonework repair or repointing of the buildings taking place details of the mortar and methods to be used shall be submitted to and agreed in writing by the planning authority. Thereafter, the work shall be carried out in accordance with the approved details.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(8) OPAQUE GLASS BARRIER

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the opaque glass barrier between terraces, including height, design and detailing. Thereafter none of the residential flats shall be occupied unless the glass barriers have been installed in accordance with the approved details.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(9) BIN STORES

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the bin stores. Thereafter none of the

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

residential flats shall be occupied unless the bin stores have been provided in accordance with the approved details.

Reason – in order to ensure bin stores are of an appropriate size and design to accommodate the bins .

(10) FRONT FEU

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of physical measures to permanently prevent vehicles from parking on the grassed area within the front curtilage. Thereafter none of the residential flats shall be occupied unless the approved measures haven implemented in full.

Reason - in order to prevent indiscriminate parking within the curtilage of the property and to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

(11) REUSE OF GRANITE DOWNTAKINGS

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details (method of construction, location, coursing, height and mortar mix) of the proposed reuse of granite downtakings within the rear garden. Thereafter none of the residential flats shall be occupied unless the wall(s) have been constructed and completed in full accordance with the said details.

Reason: In order to preserve the special character of the Albyn Place/ Rubislaw Conservation Area.

(12) PARKING PROVISION

Prior to the occupation of any of the residential flats, the three parking spaces shall be provided and laid out in accordance with drawing no. 3612/F21 Rev C and thereafter retained in perpetuity.

Reason - in order to prevent indiscriminate parking within the curtilage of the property.

(13) EXTERNAL FINISHING MATERIALS

That no development shall take place unless there has been submitted to and approved in writing by the Planning Authority details of the external finishing materials, including samples for the proposed extension and any replacement materials including slates and granite. Thereafter none of the residential flats shall be occupied unless the approved materials have been implemented in full.

Reason - in order to preserve the character and appearance of the Albyn Place/ Rubislaw Conservation Area.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

The Committee heard from Laura Robertson, Senior Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee resolved:-

to approve the application conditionally and subject to a legal agreement.

7 RICHMONDHILL PLACE ABERDEEN - 250173

10. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for Detailed Planning Permission for the removal of carport and erection of garage and access gate to rear at 7 Richmondhill Place Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(02) GARAGE DOOR DETAIL

That no development shall take place unless the specification and details, including opening mechanism, extent and projection, of the proposed garage door to be used in the approved development, has been submitted to and approved in writing by the Planning Authority. Thereafter the approved garage door must be applied in accordance with the approved details.

Reason - In the interests of the appearance of the development, visual amenity of the area, and road safety.

The Committee heard from Rebecca Kerr, Planner, who spoke in furtherance of the application and answered questions from Members.

The Committee resolved:-

to approve the application conditionally.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

19 June 2025

PLANNING ANNUAL ENFORCEMENT REPORT - CR&E/25/105

11. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which informed Members of the planning enforcement work that had been undertaken by the Planning Service from 1 April 2024 to 31 March 2025.

The report recommended:-

that the Committee note the report.

The Committee resolved:-

- (i) to note that officers were currently investigating if it would be possible to include for future annual reports, data according to ward area;
- (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.

- **COUNCILLOR CIARAN MCRAE, Convener**