

## LEGAL AND DEMOCRATIC SERVICES

### COMMITTEE DECISION SHEET

#### PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 21 AUGUST 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 Alphonse noted as a transparency statement that in relation to item 6.1 on the agenda, 33 Holburn Street Aberdeen, that she worked with the agent over 20 years ago, however did not consider that the connection amounted to an interest which required a declaration to be made or would require her to leave the meeting for that item.
2	<u>Minute of Meeting of the Planning Development Management Committee of 19 June 2025 - for approval</u>	<b><u>The Committee resolved:-</u></b> (i) to note that under the committee planner resolutions of the minute, number 25 appeared twice and to correct the error; (ii) to note that in relation to item 11 of the minute (Planning Enforcement Annual Report), that the Convener would send an update to Members after the meeting in relation to the application site at Esplanade Filling Station, North Esplanade West; and (iii) to otherwise approve the minute as a correct record.
3	<u>Committee Planner</u>	<b><u>The Committee resolved:-</u></b> (i) to note that in relation to item 19 on the planner (Planning Guidance), that a Service Update would be issued before the September Committee; (ii) in relation to item 22 (Draft Aberdeen Planning Guidance – Wind Turbine), to note that with the introduction of National Planning Framework 4, this would now be a Draft Aberdeen Planning Guidance on Energy. An update would be added to the

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		<p>planner once Scottish Government planning guidance on energy developments have been published, and officers would identify if there was a requirement for local guidance to be produced at this time; and</p> <p>(iii) to otherwise note the committee business planner.</p>
4	<b><u>Planning Appeal Digest - for noting</u></b>	Noted.
5	<p><b><u>Detailed Planning Permission for the change of use to Class 3 (food and drink) with hot food take away (sui generis), including installation of extract duct, replacement fire escape door, new doors, access ramp, handrails and associated works - 33 Holburn Street Aberdeen</u></b></p> <p>Planning Reference – 250214</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: Alex Ferguson</p>	<p>Application refused for the following reasons:-</p> <p>The proposed development would contribute to the overprovision of hot food takeaways in the surrounding area, to the detriment of the amenity of residents in the area, together with road safety concerns in relation to deliveries and collections, and adverse impacts on residential amenity in terms of noise and odour. The proposal is therefore contrary to Policies 23 (Health and Safety) and 27 (City, Town Local and Commercial Centres) of National Planning Framework 4, Policies H2 (Mixed Use Areas) and WB3 (Noise) of the Aberdeen Local Development Plan 2023 , and the Aberdeen Planning Guidance: Harmony of Uses.</p>
6	<b><u>Aberdeen Planning Guidance: Health Impact Assessments - CR&amp;E/25/200</u></b>	<p><b><u>The Committee resolved:-</u></b></p> <p>(i) to approve the Aberdeen Planning Guidance: Health Impact Assessment (Appendix 1) as non-statutory planning advice;</p> <p>(ii) to note the findings of the consultation on the Draft Health Impact Assessment Guidance Document, and subsequent responses and revisions proposed by Officers to the Draft document (Appendix 2);</p> <p>(iii) to instruct the Chief Officer - Strategic Place Planning to review Section 75 agreements during the production of the Aberdeen Local Development Plan 2028, in order to assess how a 'health in all policies' approach can be more effectively integrated with future developer obligations;</p> <p>(iv) to instruct the Chief Officer - Strategic Place Planning to review the appendices of the Aberdeen Planning Guidance: Health Impact Assessment on an annual basis</p>

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		<p>to ensure the data remains up to date, and to publish any updates on the Council's website; and</p> <p>(v) to request that a report be brought back to this Committee in one year, to provide details on how the guidance has been implemented.</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](mailto:lymcbain@aberdeencity.gov.uk)**