



To: Councillor McRae, Convener; Councillor Greig, Vice-Convener; and Councillors Alphonse, Boulton, Clark, Copland, Farquhar, Lawrence and Macdonald.

Town House,  
ABERDEEN 26 November 2025

## **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE**

The Members of the **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE** are requested to meet in **Committee Room 2 - Town House** on **THURSDAY, 4 DECEMBER 2025 at 10.00 am.** This is a hybrid meeting and Members may also attend remotely.

The meeting will be webcast and a live stream can be viewed on the Council's website.  
<https://aberdeen.public-i.tv/core/portal/home>

JENNI LAWSON  
CHIEF OFFICER – GOVERNANCE

### **B U S I N E S S**

**MEMBERS PLEASE NOTE THAT ALL LETTERS OF REPRESENTATION ARE NOW AVAILABLE TO VIEW ONLINE. PLEASE CLICK ON THE LINK WITHIN THE RELEVANT COMMITTEE ITEM.**

#### **MOTION AGAINST OFFICER RECOMMENDATION**

- 1.1. Motion Against Officer Recommendation - Procedural Note (Pages 5 - 6)

#### **NOTIFICATION OF URGENT BUSINESS**

- 2.1. Notification of Urgent Business

#### **DECLARATION OF INTERESTS AND TRANSPARENCY STATEMENTS**

- 3.1. Members are requested to intimate any declarations of interest or connections

## **MINUTES OF PREVIOUS MEETINGS**

- 4.1. Minute of Meeting of the Planning Development Management Committee of 6 November 2025 - for approval (Pages 7 - 16)

## **COMMITTEE PLANNER**

- 5.1. Committee Business Planner (Pages 17 - 18)

## **GENERAL BUSINESS**

## **WHERE THE RECOMMENDATION IS ONE OF APPROVAL**

- 6.1. Detailed Planning Permission for the change of use of ground floor to box storage facility (within the rear element of the building) and associated office accommodation (to the front) - 15 Bon Accord Square Aberdeen (Pages 19 - 28)

Planning Reference – 251082

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Gavin Clark

- 6.2. Detailed Planning Permission for the change of use of flat to short-term let accommodation with maximum occupancy of 2 people - 18D Holburn Road Aberdeen (Pages 29 - 40)

Planning Reference – 251075

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Samuel Smith

- 6.3. Detailed Planning Permission for the change of use from physiotherapy practice [class 1A (shops, financial professional and other services) use] to cafe / hot food takeaway [mixed class 3 (food and drink) use and sui generis use] - 99 Westburn Road Aberdeen (Pages 41 - 52)

Planning Reference – 250319

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Robert Forbes

- 6.4. Approval of matters specified in conditions 1 (phasing),2 (design),2a (levels),2b (drainage),2c (foul water connection),2d (cut/ fill),2e (roads),2f (walls/fences),2g (landscaping),2h (layout, siting, design, finish),2j (waste collection),3 (landscaping),4 (access),5 (safe routes to schools),8 (travel plan),9 (framework of travel plan),11 (public transport strategy),12 (flooding),13 (waterways),13 (CEMP),14 (SUDS),15 (drainage maintenance),16 (street design),17 (air quality assessment),19 (protected species),20 (archaeology),21 (energy/sustainability),22 (tree protection),23 (tree management),24 (green belt zone) in relation to Planning Permission in Principle (ref P150824) for erection of 333 homes and associated works - Former Aberdeen Exhibition And Conference Centre, Exhibition Avenue, Aberdeen (Pages 53 - 78)

Planning Reference – 240850

All documents associated with this application can be found at the following link and enter the reference number above:-

[Link.](#)

Planning Officer: Lucy Greene

### **DATE OF NEXT MEETING**

- 7.1. Date of Next Meeting - Thursday 15 January 2026

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

Website Address: [aberdeencity.gov.uk](http://aberdeencity.gov.uk)

Should you require any further information about this agenda, please contact Lynsey McBain, Committee Officer, on 01224 067344 or email [lymcbain@aberdeencity.gov.uk](mailto:lymcbain@aberdeencity.gov.uk)