

LEGAL AND DEMOCRATIC SERVICES

COMMITTEE DECISION SHEET

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE - THURSDAY, 4 DECEMBER 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>Minute of Meeting of the Planning Development Management Committee of 6 November 2025 - for approval</u>	Minute approved as a correct record.
2	<u>Committee Business Planner</u>	Committee business planner noted.
3	<u>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</u> 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	Application approved conditionally.
4	<u>Detailed Planning Permission for the change</u>	Application refused for the following reasons:-

	Item Title	Decision – approved, refused or site visit
	<p><u>of use of flat to short-term let accommodation with maximum occupancy of 2 people - 18D Holburn Road Aberdeen</u></p> <p>Planning Reference – 251075</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>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 , and Policy H1 (Residential Areas) and Policy WB3 (Noise) of the Aberdeen Local Development Plan 2023 (ALDP) .</p>
5	<p><u>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</u></p> <p>Planning Reference – 250319</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: Robert Forbes</p>	<p>Application approved conditionally.</p>
6	<p><u>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</u></p>	<p>Application approved conditionally with an extra condition added which will be included in the minute.</p>

	Item Title	Decision – approved, refused or site visit
	<p><u>(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</u></p> <p>Planning Reference – 240850</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>	

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