

LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL

ABERDEEN, 18 August 2025. Minute of Meeting of the LOCAL REVIEW BODY OF ABERDEEN CITY COUNCIL. Present:- Councillor , Convener; Councillor , Vice-Convener; and Councillors McRae, Boulton, Cooke, Lawrence and Macdonald.

The agenda, reports and recording associated with this meeting can be viewed [here](#).

SOUTH VIEW, GRANITEHILL TERRACE - ERECTION OF DETACHED DWELLINGHOUSE

1.

The Local Review Body (LRB) of Aberdeen City Council met on this day to consider a review of the decision taken by an appointed officer under the Council's Scheme of Delegation for the erection of detached dwellinghouse at South View, Granitehill Terrace, Aberdeen AB22 8AQ, Planning Reference 241012/DPP.

The Chairperson gave a brief outline of the business to be undertaken, advising that the LRB would be addressed by the Assistant Clerk, Mr Mark Masson with regards to the procedure to be followed and thereafter, by Ms Lucy Greene who would be acting as the Planning Adviser to the Body in the following case under consideration this day.

The Chairperson stated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. He emphasised that the officer would not be asked to express any view on the proposed application.

The Local Review Body was then addressed by Mr Masson, Assistant Clerk in regard to the procedure to be followed, at which time reference was made to the procedure note circulated with the papers calling the meeting and to more general aspects relating to the procedure.

In relation to the application, the LRB had before it (1) a delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 29 August 2024; (3) the Decision Notice dated 22 May 2025; (4) links to the plans showing the proposal and planning policies referred to in the delegated report; (5) the Notice of Review submitted by the applicant/agent; and (6) consultee responses from the Roads, Waste Recycling and Environmental Health Teams.

Ms Greene then described the site, outlined the appellant's proposal for detailed planning permission and provided information on planning history.

Ms Greene indicated that the appointed officer's reasons for refusal outlined in the draft report of handling was as follows:-

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- Within Green Belt and unsustainable location1- Climate and Nature Crisis, 8 Green Belt, 9- Brownfield Vacant and Derelict Land and 13 – Sustainable Transport;
- Large scale and massing, building would be overbearing and incongruous, with design, scale and massing not reflecting character of green belt, Development would harm landscape character of area and would prejudice the retention of previously approved landscaping and amenity land, to detriment of landscape setting of site;
- Loss of approved landscaping would be loss to biodiversity with no environmental enhancements proposed to offset. Contrary to NE1 – GB, D1 – Design, D4 – Landscape, 1, 3 – Biodiversity, 8 – GB, 20 – Blue and Green Infrastructure; and
- Not sustainable in transport terms – contrary to T2, T3, 13 and 14 - Design

Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Proposed house would provide supported living accommodation for family member;
- Proposal was a well-considered design that completed a cluster of housing with high quality streetscape;
- Reuse of brownfield site;
- Would deliver a self-build house;
- Discussion of zoning under previous plans; and
- Scale was modest, with height 7m, smaller than existing houses.

In terms of procedure by which the review would be conducted, Ms Greene advised that the applicant had expressed the view that the case may proceed without the need of a site visit or further hearings, however it was for members to consider whether any further procedures were required.

The Chairperson and Councillors Boulton, Cooke, Lawrence and Macdonald all indicated in turn that they each had enough information before them and therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to the National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded to questions from members relating to the site, the previous application, issues regarding the footpath and sustainable transport implications.

Members each advised in turn and the Chairperson and Councillors Boulton, Cooke and Lawrence were minded to reverse the appointed officer's decision and approve the application. Councillor Macdonald was minded to uphold the appointed officer's decision to refuse the application. By a majority of 4 to 1, the

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Committee agreed to reverse the appointed officer's earlier decision, therefore planning permission was approved conditionally.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

More specifically, the reasons on which the Local Review Body based this decision are as follows –

The site lies within the green belt within a group of existing houses both to the north and on the opposite side of the road, to the south. The proposed house would have a street frontage, and with an existing building adjacent, would provide a degree of balance to the appearance of the site and would echo the appearance of a vernacular agricultural building with its gable fronting the road. Landscaping would be provided to the west and along the street frontage which would provide a suitable setting in terms of views from the wider green belt. In this particular location where the proposed house would be sited centrally within a group of existing houses, the proposal is considered acceptable as a suitable departure from Policy NE1: Green Belt and Policy 8: Green Belt. With the attachment of suitable conditions, the proposal would comply with Policy D4: Landscape and D1: Quality Placemaking. The site is located within a relatively rural area and would not be easily accessible on foot or by other sustainable means. It is noted that the applicant intends to investigate acquiring land for the provision of a footway, however this does not form part of the application and the development is not of a scale that would reasonably justify delivery of such infrastructure.

CONDITIONS

This permission is granted subject to the following 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) LANDSCAPING TO WEST

That the dwellinghouse hereby approved shall not be occupied unless there has been planted on the area to the west of the application site, the landscaping

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proposal shown on 'Landscaping Plan' Version 3 approved under application 231313/DPP or such other plan as may be subsequently approved.

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 – in the interests of visual amenity and the character of the green belt.

(03) LANDSCAPING (ON SITE)

That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works for the site 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 and grassed areas.
- (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 and gates.

All soft and hard 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: In the interests of visual amenity and biodiversity

(04) VEHICULAR ACCESS

That the dwellinghouse hereby approved shall not be occupied unless the access road, driveway and refuse bin storage area have been laid out and surfaced in accordance with the approved plan 107 or other plan as subsequently agreed in writing with the planning authority.

Reason: In the interests of road safety.

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18C GOLDEN SQUARE - INSTALLATION OF REPLACEMENT DORMER WINDOWS TO FRONT (RETROSPECTIVE)

2.

The LRB then considered the second request to review the decision taken by an appointed officer under the Council's Scheme of Delegation for the refusal of the application for the installation of replacement dormer windows to the front (retrospective) at 18C Golden Square, Aberdeen, AB10 1RH. Planning Reference Number 250140.

The Chairperson advised that Ms Lucy Greene would again be acting as the Planning Adviser to the Body in the following case under consideration this day and reiterated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. He emphasised that the officer would not be asked to express any view on the proposed application.

In relation to the application, the LRB had before it (1) a draft delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 11 February 2025; (3) the Decision Notice dated 9 April 2025; (4) links to the plans showing the proposal and planning policies referred to in the draft delegated report; (5) the Notice of Review submitted by the applicant/agent; and (6) a letter of representation from Aberdeen Civic Society.

Ms Greene then described the site, provided information on planning history and outlined the appellant's proposal for detailed planning permission.

Ms Greene indicated that the appointed officer's reasons for refusal outlined in the draft report of handling was as follows:-

- Impact on listed building – would not preserve special character;
- Impact on character and appearance of conservation area;
- Modern upvc windows did not match design, form and fenestration pattern of previous traditional windows or majority of windows in Golden Square, ie material, split of sashes and sub-division;
- Adverse impact on special character and interest of listed building;
- Adverse impact on character of Conservation Area;
- Was therefore, contrary to Policy 7; Historic Assets and Places and 14: Design of NPF4, Historic Environment Policy for Scotland (HEPS) and Policy D1: Quality Placemaking, D6: Historic Environment and D8: Windows and Doors of LDP 2023; and
- Contrary to Aberdeen Planning Guidance: Repair and Replacement of Windows and Doors and Historic Environment Scotland: Managing Change: Windows.

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Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Previous timber windows were in poor state and needed replacing. Windows were not original – 12 years old;
- Approved replacement windows under previous application in 2013;
- UPVC used was due to height and difficult to maintain;
- At height above ground, difficult to differentiate between uPVC and timber – no negative impact on listed building or Conservation Area; and
- No uniformity of windows in Golden Square in terms of the split of sashes – photographs were submitted as part of the review documentation.

Ms Greene provided information in relation to the consultee responses and the letter of representation, noting that Aberdeen Civic Society objected to the application in relation to the design of windows; Golden Square was important and significant space in city centre and new windows were not consistent with glazing pattern of former historic windows nor what existed elsewhere.

In terms of procedure by which the review would be conducted, Ms Greene advised that the applicant had expressed the view that a site visit should be undertaken.

The Chairperson and Councillors Boulton, Cooke, Lawrence and Macdonald indicated in turn that they each had enough information before them, the Committee therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to the National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded questions from members relating to the make and design of other windows in Golden Square and the previous application and survey in 2013.

Members each advised in turn and the Chairperson and Councillors Boulton, Lawrence and Macdonald were minded to uphold the appointed officer's decision to refuse the application. Councillor Cooke was minded to reverse the appointed officer's decision and approve the application. By a majority of 4 to 1, the Committee agreed to uphold the appointed officer's earlier decision, therefore planning permission was refused.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

More specifically, the reasons on which the Local Review Body based this decision are as follows –

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The installation of modern uPVC framed windows that do not match the design, form and fenestration pattern of either the previous, traditional windows or the majority of other windows on Golden Square, has adversely impacted upon the special character and interest of the listed

building and the character and appearance of the conservation area. The windows therefore fail to comply with the aims and requirements of Policies 7 (Historic Assets and Places) and 14 (Design, Quality and Place) of National Planning Framework 4, Historic Environment Policy for Scotland and Policies D1 (Quality Placemaking), D6 (Historic Environment) and D8 (Windows and Doors) of the Aberdeen Local Development Plan 2023, as well as the guidance set out in the Repair and Replacement of Windows and Doors Aberdeen Planning Guidance and Historic Environment Scotland's Managing Change in the Historic Environment guidance on Windows.

Councillor Cooke took no part in the proceedings for the following review, for the reason that the property was located within his Electoral Ward.

TRANSPARENCY STATEMENT

Prior to the following item, Councillor Macdonald advised that she had a connection by virtue of her residing in near proximity to the property concerned. Having applied the objective test, she did not consider that she had an interest and would not be withdrawing from the meeting.

THE JAMES HUTTON INSTITUTE, COUNTESSWELLS ROAD - FORMATION OF CAR PARK

3.

The LRB then considered the third request to review the decision taken by an appointed officer under the Council's Scheme of Delegation for the refusal of the application for the formation of a car park at The James Hutton Institute, Countesswells Road, Aberdeen AB15 8QH. Planning Reference Number 241146.

The Chairperson advised that Ms Lucy Greene would again be acting as the Planning Adviser to the Body in the following case under consideration this day and reiterated that although the Planning Adviser was employed by the planning authority, she had not been involved in any way with the consideration or determination of the application under review and was present to provide factual information and guidance to the Body only. He emphasised that the officer would not be asked to express any view on the proposed application.

In relation to the application, the LRB had before it (1) a draft delegated report by the Appointed Officer, Aberdeen City Council; (2) an application dated 29 September 2024;

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(3) the Decision Notice dated 27 May 2025; (4) links to the plans showing the proposal and planning policies referred to in the draft delegated report; (5) the Notice of Review submitted by the applicant/agent; and (6) consultee responses from the Council's Roads Development Management Team and Craigiebuckler and Seafield Community Council and two letters of representation objecting to the application.

Ms Greene then described the site including planning history and outlined the appellant's proposal for detailed planning permission.

Ms Greene indicated that the appointed officer's reasons for refusal outlined in the draft report of handling was as follows:-

- Tackling climate crisis, giving significant weight – Policy 1;
- Forming car park with no new development – increasing use of cars and not public transport, walking, cycling etc;
- Principle of a development that supported the Institute and Just Transition Hub;
- Impact on open space & biodiversity and character and visual amenity of area
- Car park on open space and not associated with new development was contrary to giving significant weight to climate and nature crisis and conflicted with Policy 2 on Climate Mitigation which required siting and design to minimise emissions;
- Insufficient evidence car park was needed to address existing or future requirements. Encouraged car travel and not sustainable options T3, T2 & 13
- Car park resulted in loss of open space, as amenity, biodiversity and landscape – conflicted with Policy 20 on Green & Blue infrastructure, and NE2 on same;
- Although not prominent, hardcore with no soft & hard landscaping conflicted with policies on Design and Landscape Design; and
- Biodiversity enhancements in wider area, car park was permanent loss of open space – conflict with Policy 3 of NPF4.

Ms Greene outlined the key points from the appellant's Notice of Review as follows:-

- Application of policies on Climate and Nature Crises and Mitigation was disproportionate. NPF4 should be considered as whole;
- Rigid stance on sustainable travel and parking policies;
- Limited consideration of benefits – parking for dog walkers, nursery and scout hut as well as over flow for events at Just Transition Hub;
- Car park would prevent on street parking;
- Area had not been used as open space or public amenity, was used for storage, was inconspicuous;
- Landscaping and biodiversity could be incorporated; and
- Site was used for temporary parking during access road development - also used by community.

Ms Greene provided information on the consultee responses and letters of representation which all objected to the proposal and were submitted with the papers.

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In terms of procedure by which the review would be conducted, Ms Greene advised that the applicant had expressed the view that the review may proceed on the basis of the documents submitted.

The Chairperson and Councillors Boulton, Lawrence and Macdonald all indicated in turn that they each had enough information before them and therefore agreed that the review under consideration should be determined without any further procedure.

In terms of relevant policy considerations, Ms Greene referred to the National Planning Framework 4 and the Aberdeen Local Development Plan 2023.

Ms Greene responded to questions from members relating to public transport in the area, whether the Institute has a travel policy for staff, and whether a survey had been undertaken in terms of car space usage (arrivals and departures within the car park).

Members each advised in turn and unanimously agreed to uphold the appointed officers earlier decision. Planning permission was therefore refused.

In coming to their decision, the Local Review Body had regard to the provisions of the development plan as required by Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (as amended) and other material considerations in so far as these were pertinent to the determination of the application.

More specifically, the reasons on which the Local Review Body based this decision are as follows –

The formation of a car park not associated with any new development on an area of informal open space, conflicts with the requirements of Policy 1 (Tackling the Climate and Nature Crises) of National Planning Framework 4 (NPF4), which requires significant weight to be given to the global climate and nature crises. It furthermore conflicts with Policy 2 (Climate Mitigation and Adaptation), which requires development proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

The proposal comprises a permanent car park not associated with any new development, in direct conflict with Policy T3 (Parking) of the Aberdeen Local Development Plan 2023. There is insufficient evidence to demonstrate that it is necessary to address existing and future transport requirements, taking into account the requirement of Policy 13 (Sustainable Transport) of NPF4 for proposals to be considered in line with the sustainable and active travel hierarchy, which promotes walking, wheeling, cycling, public transport and shared transport options in preference to single occupancy private car use for the movement of people. Commensurate with its scale, the proposal incentivises and thus likely increases reliance on private car travel to the surrounding uses, disincentivising the use of more sustainable modes of travel, including local public transport.

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The development therefore conflicts with Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP.

The car park results in the loss of the open space as a public amenity, which supported local biodiversity and contributed to the local landscape character, in conflict with the aims of Policy 20 (Blue and Green Infrastructure) of NPF4 and Policy NE2 (Green and Blue Infrastructure) of the ALDP.

Whilst the site is not in a prominent location, the absence of soft and hard landscape design, and the finish in hardcore aggregate and mats, have an informal appearance that detract from the visual amenity of the area, in conflict with the aims of Policies 14 (Design, Quality and Place) of NPF4, and Policies D1 (Quality Placemaking) and D5 (Landscape Design) of the ALDP. Despite other biodiversity enhancements taking place on the James Hutton Institute unrelated to this development, the car park results in the permanent loss of open space, to the detriment of

biodiversity. Proportionate to the scale of the development, the proposal conflicts with the aims of Policy 3 (Biodiversity) of NPF4.

- **COUNCILLOR CIARAN MCRAE, Chairperson**