

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 12 February 2026. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; Councillor Greig, Vice Convener; and Councillors Alphonse, Bonsell (as substitute for Councillor Lawrence), Boulton, Clark, Cooke (as substitute for Councillor Copland for item 4), Copland (for all items except item 4), Houghton and Macdonald.

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 Copland declared an interest in relation to item 6.1 on the agenda, 1 Anderson Avenue and advised that he would not take part in the deliberation or determination of the application.

Councillor Boulton noted a transparency statement in relation to item 7.1, land at Inchgarth Road – process for the Pre Determination Hearing, due to receiving an email from an interested party, but did not provide any comment on the proposed application to the interested party. Councillor Boulton 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.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 15 JANUARY 2026

2. The Committee had before it the minute of the previous meeting of 15 January 2026, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE BUSINESS PLANNER

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

The Committee resolved:-

to note the committee business planner.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

12 February 2026

4. 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 4 (business) to class 5 (automotive garage) and installation of cycle stand, roller shutter and door to rear and all associated works (partly retrospective) at 1 Anderson 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) USE CLASS RESTRICTION

That 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 shall be used only for the purpose hereby approved as a vehicle repair garage and shall not be used for any other purpose within Use Class 5 (General Industrial) without the express grant of planning permission from the planning authority. For the avoidance of doubt, an express grant of planning permission will be required for the use of the premises as an MOT testing centre or as a vehicle bodywork repair shop.

Reason: To ensure that a good level of amenity can be maintained and to allow the planning authority to suitably consider the implications of any other use falling within Use Class 5 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

(03) OPENING HOURS

That the use hereby approved shall not operate outwith the hours of 09:00 – 18:00 Monday to Friday and 09:00 - 14:00 on Saturdays.

Reason: To ensure that the use hereby approved would not result in undue loss of residential amenity for nearby properties.

(04) PARKING PROVISION

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

12 February 2026

That the use hereby approved shall not commence until the internal and external alterations to the building as shown on the hereby approved drawing LAS25049-03/RevA have been completed and the parking spaces as shown on this drawing are available for use.

Reason: In the interest of residential amenity and to ensure sufficient parking spaces are available for the use hereby approved.

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

The Committee then heard from Emily Utter, Hayden Lorimer and Pauline Alexander who all objected to the proposed application.

The Committee then heard from Areej Foumeen, applicant for the proposed application, accompanied by Jaya Muniandy, who spoke in support of the application.

The Committee resolved:-

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

The hereby approved use of the building shall expire three (3) years from the date of the grant of planning permission as stated on this decision notice, unless a further planning permission has been granted for continued use of the building as a Class 5 (Automotive Garage) in the meantime. Should no further planning permission be granted, then the building shall revert to Class 4 (Business) after the aforementioned three years.

Reason: In the interest of residential amenity.

10 HOPETOUN COURT ABERDEEN - 251110

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 erection of two-storey and single storey extensions to replace an existing single storey extension, covered area and all associated external works and landscaping at 10 Hopetoun Court Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

12 February 2026

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/ BIODIVERSITY SCHEME

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme (as detailed on Drawing No: HCA-2510-LS) and shall be completed during the planting season immediately following the commencement of the development or as otherwise 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.

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: 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.

(03) MATERIALS

That no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development 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.

(04) STAFF AND VISITOR PARKING GUIDANCE COMPLIANCE

That staff and visitor parking and access arrangements for the premises hereby approved shall be carried out in complete accordance with the 'Hopetoun Court Aberlour Options Aberdeen: Staff and Visitor Parking Guidelines' (Our Reference 251110-01) document approved as part of this planning permission.

Reason – to minimise the impact of staff and visitor parking on the surrounding area.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

12 February 2026

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

The Committee then heard from Gordon Beaton, Dawn Ward and Siobhan Carroll, all on behalf of the applicant, who spoke in support of the proposed application, and answered questions from Members.

The Committee resolved:-

to approve the application conditionally.

LAND AT INCHGARTH ROAD - PROCESS OF PRE DETERMINATION HEARING

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which considered if the application for Detailed Planning Permission 251313 should have its statutory Pre Determination Hearing held at a special meeting of the Planning Development Management Committee and the application thereafter be determined by the Planning Development Management Committee on a future date within the committee schedule; or a Full Council meeting and the application thereafter be determined at Full Council on a future date.

The report recommended:-

that the Committee -

- (a) note the contents of the report; and
- (b) agree that the application be the subject of a statutory pre-determination hearing by a special meeting of the Planning Development Management Committee and that the application is then determined at a subsequent scheduled Planning Development Management Committee meeting.

The Convener moved, seconded by the Vice Convener:-

that the Committee approve the recommendations contained in the report.

Councillor Macdonald, seconded by Councillor Bonsell, moved as an amendment:-

that the Pre Determination Hearing and determination of the application be considered by Full Council.

On a division, there voted – for the motion (7) – the Convener, the Vice Convener and Councillors Alphonse, Boulton, Copland, Clark and Houghton – for the amendment (2) – Councillors Bonsell and Macdonald.

The Committee resolved:-

to adopt the motion.

- **COUNCILLOR CIARAN MCRAE, Convener**

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE
12 February 2026