

## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

18 January 2024

ABERDEEN, 18 January 2024. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; Councillor Bouse, Vice Convener; and Councillors Alphonse, Boulton, Clark, Cooke, Copland, Farquhar, Henrickson (as substitute for Councillor Radley), Lawrence, Macdonald, Tissera, Thomson (for all items except 4 and 5) and Watson (as substitute for Councillor Thomson for items 4 and 5 only) .

The agenda and reports associated with this minute can be found [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. Members were asked to declare any interest or connections.

Councillor Thomson declared an interest in relation to item 6.1 on the agenda, Aberdeen Planning Guidance Energy Transition Zone Draft Masterplan Consultation Responses. Councillor Thomson advised that she would leave the meeting during consideration of the item and would take no part in the deliberation or determination of the report.

Councillor Clark made a transparency statement and advised that in relation to the same item, she knew one of the individuals who had requested a deputation to speak at Committee. Councillor Clark did not consider that the nature of her connection amounted to an interest that would require her to withdraw from the meeting.

### MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 7 DECEMBER 2023

2. The Committee had before it the minute of the previous meeting of 7 December 2023, for approval.

**The Committee resolved:-**

to approve the minute as a correct record.

### COMMITTEE PLANNER

3. The Committee had before it the committee business planner, as prepared by the Interim Chief Officer – Governance (Legal).

**The Committee resolved:-**

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to note the committee business planner.

**In accordance with item 2 of the minute, Councillor Thomson left the meeting and was replaced by Councillor Watson for the following two items.**

**DEPUTATION REQUESTS FOR ITEM 6.1 - ABERDEEN PLANNING GUIDANCE - ENERGY TRANSITION ZONE DRAFT MASTERPLAN CONSULTATION RESPONSES**

4. The Committee received deputation requests from Ms Ishbel Shand and Dr Jean Boucher in regards to item 6.1 on the agenda, Aberdeen Planning Guidance – Energy Transition Zone Draft Masterplan Consultation responses, who both objected to the report.

The Committee also received a deputation request from the applicant and the speakers were Maggie McGinley, Neil Young and Henry Farrar.

Ms Shand advised that Friends of St Fitticks Park were firmly opposed to the proposed development due to the sacrifice to the park. Ms Shand explained that they had lodged a judicial review and also a petition, however ETZ Ltd had continued to press ahead with their plans. Ms Shand intimated that the proposed development was not in the interest of the people of Torry and asked that the Council did not go ahead with anything further until the judicial review had completed.

Ms Shand advised that the public had been misled and were assured that temporary construction sites would be reinstated but this had not been the case and she felt that there had been an erosion of trust between residents in Torry and the Council.

The Committee then heard the deputation from Dr Jean Boucher, Chair of Friends of St Fitticks Park. Dr Boucher advised that he objected to the proposed masterplan, due to various concerns which included humanity and sustainability and asked that no further woodland be destroyed. Dr Boucher intimated that there were plenty of vacant sites in Aberdeen where this proposal could be situated and asked that the award winning park of St Fitticks be saved.

The Committee then heard from Maggie McGinley, Neil Young and Henry Farrar, applicants.

Ms McGinley explained that (1) they were doing lots of work and had created a jobs and skills plan; (2) the approval of the masterplan offered so much opportunity, (3) the site was required to provide direct access to the new harbour port and could not be provided elsewhere, (4) the Coast Road would be upgraded; and (5) the use of a brownfield site would be utilised.

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Ms McGinley also indicated that they had carried out five events in regards to the proposed masterplan for members of the public and had also undertaken eight weeks of consultation, which allowed members of the public to submit any feedback, concerns etc. Ms McGinley intimated that they had listened carefully to the feedback and there was a clear focus on minimising the loss of land as well as the restoration of Tullos burn.

Ms McGinley also explained that they had a commitment to the local community and were committed to revitalising the area with as many new jobs created as possible.

The Committee then asked questions of the deputations and thanked everyone for their participation.

### **REFERRAL FROM COUNCIL ON 14 DECEMBER 2023 - ABERDEEN PLANNING GUIDANCE - ENERGY TRANSITION ZONE DRAFT MASTERPLAN CONSULTATION RESPONSES - COM/23/382**

5. With reference to article 4 of the meeting of Council of 14 December 2023, the Committee had before it by way of referral, a report by the Chief Officer – Strategic Place Planning, which presented an updated Energy Transition Zone Masterplan, taking into account the findings of the eight week public consultation, and sought agreement on the document becoming Aberdeen Planning Guidance to support the Aberdeen Local Development Plan 2023.

#### **The report recommended:-**

that the Committee

- (a) note the consultation responses received, and agree the changes proposed by officers to the Draft Energy Transition Zone Masterplan (Appendix 2); and
- (b) agree the content of the Energy Transition Zone Masterplan 2023, as amended, (Appendix 1) as non-statutory Aberdeen Planning Guidance to support the Aberdeen Local Development Plan 2023.

The Convener, seconded by the Vice Convener, moved:-

that the Committee –

- (i) approve the recommendations;
- (ii) note the importance of St Fitticks Park, the adjacent Tullos Burn and wetlands, as highlighted in the report of examination to the Aberdeen Local Development Plan 2023 and reflected in the Masterplan;
- (iii) note that the specific site boundary for the maximum developable land at OP56 had been set out in the Aberdeen Local Development Plan 2023 including the key constraints;
- (iv) note that any development of the site would be contingent on satisfying the specific locational use requirements as set out in the Aberdeen Local Development Plan OP56 allocation;

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- (v) note the content of the masterplan setting out the developable area of the site including buffer strips and associated mitigation measures, to protect those natural assets and improve the burn and the wetlands; and
- (vi) instruct the Chief Officer - Strategic Place Planning to ensure that the exact developable area is established and justified through any current or future planning application and that any impacts on the burn or wetlands are suitably mitigated in line with the report of examination to the Aberdeen Local Development Plan 2023.

Councillor Tissera, seconded by Councillor Watson, moved as an amendment:-  
that the Committee take no action.

On a division, there voted, for the motion (9) – the Convener, the Vice Convener and Councillors Alphonse, Boulton, Cooke, Copland, Clark, Farquhar and Henrickson – for the amendment (4) – Councillors Lawrence, Macdonald, Tissera and Watson.

### **The Committee resolved:-**

to adopt the motion.

**In terms of Standing Order 34.1, Councillor Watson intimated that he would like this matter to be referred to Full Council in order for a final decision to be taken. Councillor Watson was supported by Councillors Lawrence, Macdonald and Tissera. The required number to refer an item was five therefore Councillor Watson failed to attract the required number and therefore the item was not referred to Full Council.**

### **18 BON ACCORD SQUARE ABERDEEN - 231179**

**6.** 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 (office) to class 7 (guest house) at 18 Bon Accord Square Aberdeen, be approved subject to the following condition:-

#### **Condition**

##### (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.

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

**The Committee resolved:-**

to approve the application conditionally.

**DRAFT ABERDEEN PLANNING GUIDANCE: SHORT-TERM LETS - PLA/24/013**

7. The Committee had before it a report by the Chief Officer – Strategic Place Planning, which presented the draft Aberdeen Planning Guidance on Short-term Lets (Appendix 1) and sought approval to undertake public consultation on the draft document, with the results of the consultation and any revisions to it to be reported back to this Committee for approval within six months of the end of the consultation period.

**The report recommended:-**

that the Committee -

- (a) approve the content of the draft Aberdeen Planning Guidance on Short-term Lets (Appendix 1) and instruct the Chief Officer - Strategic Place Planning to, subject to any minor drafting changes, publish it for a six-week period of public consultation; and
- (b) instruct the Chief Officer - Strategic Place Planning to report the results of the public consultation and any proposed revisions to the draft Aberdeen Planning Guidance to a subsequent Planning Development Management Committee within six months of the end of the consultation period.

**The Committee resolved:-**

- (i) to request that a training session be organised for Planning Development Management Committee Members in relation to Short Term Lets; and
- (ii) to approve the recommendations.  
- **Councillor McRae, Convener**