

# Planning Development Management Committee

13 February 2025

## Planning Appeals Update

This report informs Planning Development Management Committee (PDMC) members about planning appeals and notifications in relation to Aberdeen City Council decisions that the Scottish Government's Division for Planning and Environmental Appeals (DPEA) has received or decided since the last PDMC meeting. It also lists appeals that are still pending.

### Notified Application

Application Reference	231371/PPP
Address	Land At Coast Road, St Fittick's Park/ Gregness Headland/Doonies Farm
Description	Proposed Business / Industrial Development (Class 4/5/6); Road Infrastructure; Active Travel Connections; Landscaping And Environmental Works Including Drainage And Other Infrastructure
History	PDMC of 4 November 2024 indicated a willingness to approve the application. Referral to the Scottish Ministers due to an objection by the Scottish Environment Protection Agency.
Decision	Confirmed on 19 December 2024 that no intention to intervene and unauthorised planning authority to take forward the application. Planning approval decision notice issued on issued by ACC on 24 January 2025.
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details</a>

## Appeals Determined

Type of appeal	Planning Permission	Application Reference	
Address	Alba Gate, Stoneywood Park		
Description	Re-Development Of Site To Include Change Of Use To Form A Mixed-Use Of 4 Business Units (Class 4), 2 Ancillary Cafe/Restaurant Units (Class 3) With Drive Thru Takeaway (Sui Generis), Electric Vehicle Charging Hub, Car Parking, Soft Landscaping And Associated Works		
History	Refused by Planning Development Management Committee of 15 May 2024		
DPEA Decision	<p>Appeal allowed and planning permission granted.</p> <p>Concludes that, due to the site's land use zoning the proposed development does not accord overall with the relevant provisions of the development plan. Nevertheless granting planning permission is still justified. There is a clear lack of demand for redeveloping the building/ site for purely Class 4 use, and there appears to be genuine difficulty in delivering an alternative use(s) for the existing building. The parties acknowledge the healthy supply of employment land across the city and the proposal's limited impact on available employment land. All these factors present an opportunity to consider allowing alternative proposals on the site. The site's location lends itself to the proposed mix of uses without impacting on the operation of the industrial estate; the proposal provides important amenity and economic benefits for the surrounding area as well as benefits derived from the EV charging hub</p>		
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details</a>		

Type of appeal	Listed Building Consent	Application Reference	231347/LBC
Address	Kingswells House, Skene Road		
Description	Removal Of Existing Extension And Forming A Replacement; Minor Internal Works And Repair And Maintenance Works		
History	Refused under delegated powers on 9 July 2024		
DPEA Decision	<p>Appeal allowed and Listed Building Consent granted.</p> <p>The proposed development would preserve the listed building and the special features of architectural or historic interest which it possesses and that there are no material considerations that would justify refusing consent.</p>		
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details</a>		

Type of appeal	Enforcement Notice	Application Reference	N/A
Address	Duncansgate, 26 Hopetoun Grange		
Description	Erection of boundary fencing exceeding 1m in height		
History	Enforcement Notice served on 3 September 2024		
DPEA Decision	Appeal dismissed. Directs that the enforcement notice be upheld subject to a variation in the date for compliance to 12 February 2025		
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details</a>		

## Appeals Pending

Type of appeal	Planning Permission	Application Reference	240614/DPP
Address	Land At Newton Of Pitfodels		
Description	Installation Of A Grid Battery Energy Storage Facility (Up To 40Mw)		
History	Refused by Planning Development Management Committee of 19 September 2024		
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details</a>		

Type of appeal	Advertisement Consent	Application Reference	240624/ADV
Address	Osborne House, 27-30 Carden Place,		
Description	Installation Of 1 Non-Illuminated Free Standing Sign (Retrospective)		
History	Refused under delegated powers on 29 August 2024		
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details</a>		

Type of appeal	Planning Permission	Application Reference	240488/S42
Address	Land South Of North Deeside Road, Milltimber		
Description	Variation Of Condition 3 (Scale Of Development - Residential) Of Application Reference 200535/Ppp To Increase The Maximum Number Of Residential Units From 80 To 99		
History	Refused by Planning Development Management Committee of 20 June 2024		
DPEA weblink	<a href="#">Scottish Government - DPEA - Case Details (scotland.gov.uk)</a>		