

Planning Development Management Committee

13 March 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.

Appeals Decided

Type of appeal	Advertisement Consent	Application Reference	240526/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 There was a parallel appeal for an immediately adjacent sign, 240624/ADV for which there is a separate decision notice (see below)		
DPEA Decision	Appeal dismissed and advertisement consent refused The sign would have no adverse public safety impacts, but it would detract from the visual amenity of the location and would not preserve the appearance of the conservation area		
DPEA weblink	Scottish Government - DPEA - Case Details		

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		

	There was a parallel appeal for an immediately adjacent sign, 240526/ADV for which there is a separate decision notice (see above)
DPEADecision	Appeal dismissed and advertisement consent refused The sign would have no adverse public safety impacts, but it would detract from the visual amenity of the location and would not preserve the appearance of the conservation area
DPEA weblink	Scottish Government - DPEA - Case Details

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		
DPEADecision	<p>Minded to allow the appeal and grant planning permission in principle subject to 24 conditions, following the signing and registering of a planning obligation under section 75 of the Act to secure obligations towards affordable housing, the core path network, healthcare facilities, community facilities and primary education.</p> <p>This is an allocated site and the principle of development is well established. The increase in the number of units on the site would be supported by NPF4 policies 1, 3, 13, 14, 15, 16 and 18 and also policies D1, D2, H1, H2, H3, H4, H5, and I1 of the LDP 2023. There are no material considerations which would lead to the conclusion that planning permission should not be granted.</p>		
DPEA weblink	Scottish Government - DPEA - Case Details (scotland.gov.uk)		

Appeals Lodged

Type of appeal	Listed Building Consent	Application Reference	241415/LBC
Address	36 Albyn Place		
Description	Reconstruction Of Existing Garages To Form Triple Garage Building		
History	Appeal is against non-determination of the application within the statutory time period of 2 months.		
DPEA weblink	Scottish Government - DPEA - Case Details		

Appeals still 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. Allocated to a DPEA reporter		
DPEA weblink	Scottish Government - DPEA - Case Details		