

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

ABERDEEN, 4 December 2025. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE. Present:- Councillor McRae, Convener; Councillor Greig, Vice Convener; and Councillors Alphonse, Blake (as substitute for Councillor Lawrence), Boulton, Clark, Copland, Farquhar 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.

MINUTE OF MEETING OF THE PLANNING DEVELOPMENT MANAGEMENT COMMITTEE OF 6 NOVEMBER 2025

1. The Committee had before it the minute of the previous meeting of 6 November 2025, for approval.

The Committee resolved:-

to approve the minute as a correct record.

COMMITTEE BUSINESS PLANNER

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

The Committee resolved:

to note the business planner.

15 BON ACCORD SQUARE ABERDEEN - 251082

3. 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 of ground floor to box storage facility (within the rear element of the building) and associated office accommodation (to the front), at 15 Bon Accord Square Aberdeen, be approved subject to the following conditions:-

Conditions

(01) DURATION OF PERMISSION

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

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) PROPOSED USE AND HOURS OF OPERATON

That the use hereby approved shall be operated in general accordance with the details set out in the supporting statement by Bowden Developments Ltd (Ref: 251082-01) and shall be utilised as a box storage facility only as described by the applicant.

Reason – in the interests of residential amenity.

(03) HOURS OF OPERATION

That the use hereby approved shall not operate outwith the hours of 08:00 and 18:00 on any day. Application Reference: 251082/DPP

Reason – in the interests of residential amenity.

(04) CYCLE STORAGE FACILITIES

That the development hereby granted planning permission shall not be brought into use unless a scheme detailing cycle storage provision has been submitted to, and approved in writing by the planning authority, and thereafter implemented in full accordance with said scheme. Reason - in the interests of encouraging more sustainable modes of travel.

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

The Committee also asked questions of the applicant, Mr Martin Bowden.

The Committee resolved:-

to approve the application conditionally.

18D HOLBURN ROAD ABERDEEN - 251075

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 of flat to short-term let accommodation with maximum occupancy of 2 people, at 18D Holburn Road Aberdeen, be approved subject to the following conditions:-

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

Conditions

(1) 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.

(2) TIME LIMIT FOR SHORT-TERM LET USE

The hereby approved use of the property as Short-Term Let accommodation shall expire 5 years following the date of the grant of permission as stated on this notice, unless a further planning permission has been granted for continued use of the property as Short-Term Let accommodation in the meantime. Should no further planning permission be granted then the property shall revert to mainstream residential use as a flat after the aforementioned 5-year period.

Reason: In order to allow the local housing need and demand situation and the local economic benefits derived from the use of the property as a Short Term Let to be reassessed in 5 years' time, to ensure that the loss of the property as residential accommodation would remain compliant with Policy 30 of NPF4.

The Committee heard from Mr Samuel Smith, Planner, who spoke in furtherance of the application and answered various questions from Members.

The Committee then heard from Mr Callum Duff, who objected to the proposed application.

The Convener moved, seconded by the Vice Convener:-

That the application be approved conditionally in line with the recommendation.

Councillor Boulton moved as an amendment, seconded by Councillor Copland:-

That the application be refused for the following reasons:-

It was considered that the proposed change of use of the property to short term let accommodation would likely result in significant detrimental impacts upon the amenity of the immediate neighbouring residential properties within the application building beyond what could typically be expected if it were to be used as mainstream residential accommodation through noise disturbance, the frequency of changes in occupants, and the impact on security, real or perceived, within the communal areas of the building. The proposed change of use was thus considered to be contrary to Policy 30 (Tourism), paragraph (e) part (i) and (ii) of National Planning Framework 4, and Policy H1 (Residential Areas) and Policy WB3 (Noise) of the Aberdeen Local Development Plan 2023 (ALDP).

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

On a division, there voted – for the motion (4) – the Convener, the Vice Convener and Councillors Blake and Macdonald – for the amendment (5) – Councillors Alphonse, Boulton, Copland, Clark and Farquhar.

The Committee resolved:-

to adopt the amendment, therefore refuse the application.

99 WESTBURN ROAD ABERDEEN - 250319

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 change of use from physiotherapy practice [class 1A (shops, financial professional and other services) use] to cafe / hot food takeaway [mixed class 3 (food and drink) use and sui generis use], at 99 Westburn Road 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) ODOUR MITIGATION

The use hereby authorised shall not take place unless evidence has been provided to the planning authority that the specific odour mitigation measures identified in the approved kitchen ventilation report (TKM Ventilation Services, 29th July 2025) have been implemented in full. The approved use shall not operate unless the approved measures are thereafter retained. For the avoidance of doubt, the following specific measures are required:

- Wall mounted extract canopy located directly above cooker;
- Canopy to include baffle type filters (washable);
- Rigid extract ductwork routed to the exterior of the building incorporating sufficient access panels, or ability to demount ductwork sections, to permit cleaning;
- New carbon filter unit for removal of grease and odour. Carbon filter to have a minimum dwell time of 0.2 seconds. Suitable access will be required to the filter unit;

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

- In-line extract fan;
- Exhaust to atmosphere via weather louvre at rear of building;
- Fresh-air make-up via ducted system with filter/fan;
- Both supply and extract fans operated via speed controllers.

Reason - In order to protect the existing residential amenity of the neighbourhood.

(03) NOISE MITIGATION

The use hereby authorised shall not take place unless evidence has been provided to the planning authority that the specific noise mitigation measures identified in the approved noise impact assessment (Vibrock, 23rd October 2025 [Ref: R25.12738/1/IK/Let1]) have been implemented in full. The approved use shall not operate unless the approved measures are thereafter retained. For the avoidance of doubt, the following specific measures are required:

- The Local Extract Ventilation (LEV) intake/extract are located as shown in Figure 1 of the report;
- The LEV shall have an intake/extract fan with equivalent (or lower) noise emissions than the In-line TD-500/150-160 Silent 3V Fan (Table 1);
- The LEV intake/extract shall be fitted with a silencer that provides (as a minimum) the dynamic insertion loss values shown in Table 2 of the report;
- The suspended ceiling shall be upgraded in accordance with the Planning Statement (LAS Architecture, June 2025) – “replace the existing plasterboard on the lowered ceiling with 15mm thick British Gypsum fire / acoustic plasterboard, together with 100mm thick Knauf acoustic insulation above”.

Reason - In order to protect the existing residential amenity of the neighbourhood.

(04) CYCLE PARKING

The use hereby authorised shall not take place unless the cycle stands identified in the approved site plan (ref. LAS24079-04D) have been implemented in full. The approved use shall not operate unless the approved stands are thereafter retained.

Reason - In order to encourage sustainable transport.

(05) LITTER / RECYCLING BINS

The use hereby approved shall not take place unless litter and recycling bins have been provided for the use of customers of the premises on the external area at the Watson Street frontage of the site.

Reason – In order to preserve the amenity of the neighbourhood and reduce risk of litter generation.

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

(06) HOURS OF OPERATION

The premises shall not be open for business outwith the hours of 07.00-19.00 on Monday to Saturday and 09.00- 17.00 on Sundays.

Reason - In order to protect the existing residential amenity of the neighbourhood.

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

The Committee resolved:-

to approve the application conditionally.

FORMER ABERDEEN EXHIBITION AND CONFERENCE CENTRE, EXHIBITION AVENUE, ABERDEEN - 240850

6. The Committee had before it a report by the Chief Officer – Strategic Place Planning, **which recommended:-**

That the application for approval of matters specified in conditions 1 (phasing), 2 (design), 2a (levels), 2b (drainage), 2c (foul water connection), 2d (cut/ fill), 2e (roads), 2f (walls/fences), 2g (landscaping), 2h (layout, siting, design, finish), 2j (waste collection), 3 (landscaping), 4 (access), 5 (safe routes to schools), 8 (travel plan), 9 (framework of travel plan), 11 (public transport strategy), 12 (flooding), 13 (waterways), 13 (CEMP), 14 (SUDS), 15 (drainage maintenance), 16 (street design), 17 (air quality assessment), 19 (protected species), 20 (archaeology), 21 (energy/sustainability), 22 (tree protection), 23 (tree management), 24 (green belt zone) in relation to Planning Permission in Principle (ref P150824) for erection of 333 homes and associated works, at the Former Aberdeen Exhibition And Conference Centre, Exhibition Avenue, Aberdeen, be approved subject to the following conditions:-

Conditions

1. PHASING ORDER

That the phases of the development hereby approved shall be implemented in the numerical order indicated by the Phasing Plan SILVR-HFM-ZZ-ZZ-DR-A-02 05 P06, with each phase being fully completed (with the exception of landscape planting) prior to the commencement of the subsequent phase unless otherwise agreed in writing by the planning authority. This shall include completion of the road, footways, footpaths, open spaces, play areas and SUDS measures.

Reason: In order to ensure that public realm infrastructure is implemented in full.

2. PARKING RESTRICTIONS

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

That no houses within phase 1 shall be occupied unless there have been installed double yellow lines or other such measures to avoid parking that would obstruct refuse vehicle movements, in accordance with a scheme that has been submitted to and approved in writing by the planning authority.

Reason: In the interests of road safety.

3. BURN AND MAINTENANCE

That no houses within phase 3 shall be occupied unless the Silver Burn has been daylighted as shown on the approved plans and there has been submitted to and approved in writing by the planning authority, a maintenance schedule to ensure all culverts are kept clear. Thereafter the maintenance shall be carried in accordance with the agreed schedule.

Reason: In order to ensure that the burn is daylighted to the benefits of the water environment and biodiversity and that maintenance takes place to avoid flooding of houses.

4. PLAY AREA

- (a) That no houses within Phase 3 shall be occupied unless there has been provided on site a play area and trim trail in accordance with a layout plan, details and specifications of equipment following the general principles set out in the Play Strategy. Tree planting shall also be included within the play area and details of species and size at planting shall be provided. Tree planting shall take place within or before the planting season following completion of the play area and any trees damaged or dying within five years shall be replaced with similar species;
- (b) That no houses within phase 2 shall be occupied unless there has been provided on site a play area in accordance with a layout plan, details and specification

Reason: To ensure provision of recreational facilities and amenity.

5. NOISE MITIGATION MEASURES

That the mitigation measures noted in the Noise Impact Assessment addendum report dated 6 March 2025, by Sandy Brown Consultants, or other such report as subsequently agreed in writing with the planning authority, shall be implemented in full prior to occupation of the houses indicated in Figure 8 of the aforementioned report.

Reason: In the interests of residential amenity.

6. PRE-CONSTRUCTION ECOLOGY SURVEYS

That no development shall commence within any individual phase unless pre-construction surveys for protected species for that phase have taken place in accordance

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

with the timescales indicated in the Preliminary Ecology Survey. The survey results and recommendations shall be submitted to the planning authority prior to development commencing and any recommendations shall be implemented in full unless otherwise agreed in writing with the planning authority.

Reason: In order to ensure protection of the relevant species.

7. BAT SURVEY (PHASE 2)

That prior to the commencement of development in Phase 2 a bat survey shall be carried out on the electrical sub-station building in accordance with the recommendations of the Bat Activity Survey by Brindley Associates 31 May 2024 and the results and any recommendations submitted to and agreed in writing by the planning authority. Any measures recommended shall be followed and implemented in full as appropriate.

Reason: In the interests of protecting bats.

8. BIODIVERSITY ENHANCEMENT PLAN

That no houses shall be occupied within any individual phase unless the biodiversity measures in the Brindley Associates Biodiversity Enhancement Plan Revision F for that phase have been installed or implemented in full as appropriate, unless other timing is agreed in writing with the planning authority.

Reason: In order to ensure biodiversity enhancement.

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

The Committee then heard from Mr Daniel Harrington, on behalf of Royal Aberdeen Golf Club, who objected to the application.

Finally the Committee heard from Mr Gregor Scotland, Persimmon Homes North Scotland, applicant, who spoke in support of the application.

The Committee resolved:-

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

That no development shall take place within Phase 3 unless there has been submitted to and approved in writing by the planning authority:

1. an updated tree survey of the trees alongside the eastern site boundary of that phase (ie. all trees within phase 3) ;
2. proposals for tree management for safety reasons and tree and shrub planting within the area to the east of the houses within Phase 3, including species, density and size at planting;

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

4 December 2025

3. proposals for a boundary enclosure along the eastern site boundary or alterations to the existing enclosure to the east, shown in relation to tree root protection areas and including details of materials, height and means of fixing into the ground.

The houses within Phase 3 shall not be occupied unless the tree works and fencing as so agreed have been carried out in accordance with the plans thereby approved in writing by the planning authority.

Reason: In the interests of enhancing tree cover within this area of the site and public safety in relation to the adjoining golf course.

- **Councillor Ciaran McRae, CONVENER**