

Public Document Pack



To: Councillor Milne, Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton (as substitute for 1 Labour member), Corall, Cormie, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Sandy Stuart and Thomson; and 1 Labour member to be confirmed.

Also, as local members:-

For item 2 - Councillors Crockett, MacGregor and Samarai

For item 3 - Councillors Cooney and McCaig

For item 4 - Councillors Grant and Noble

Town House,
ABERDEEN, 29 October 2014

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Council Chamber - Town House on **THURSDAY, 6 NOVEMBER 2014 at 2.00pm.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Procedure Note - for information (Pages 1 - 2)

PRE-APPLICATION REPORTS

- 2 Plot 9, Dyce Drive, D2 Business Park - Erection of 175 bed hotel and associated infrastructure (Pages 3 - 6)
Planning Reference - 141444
- 3 Former Craighill Primary School, Hetherwick Road - approximately 75 affordable residential units (Pages 7 - 10)
Planning Reference - 141365

- 4 Land comprising the former Tillydrone Primary School, St Machar Primary School and former Aberdon House, Tillydrone - approximately 184-270 affordable residential properties (Pages 11 - 14)

Planning Reference - 141375

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Martyn Orchard, tel. 523097 or email morchard@aberdeencity.gov.uk

PRE-APPLICATION FORUM **PROCEDURE NOTE**

1. This procedure note will operate on a trial basis for the first three meetings of the Forum and will be subject to review and amendment during this period.
2. Meetings of the Pre-Application Forum will be held in open public session to enable discussion of all national and major development proposals.
3. Forums will be held as soon as possible after the submission of a Proposal of Application Notice (POAN) for all national and major development proposals and, in all cases, prior to the lodging of any associated planning application (this allows a period of 12 weeks following submission of the POAN).
4. The members of the Planning Development Management Committee will constitute the members of the Pre-Application Forum.
5. Ward Members for the Ward in which a specific pre-application proposal under discussion is located will be invited to the Forum but will be allowed to participate in the Forum only in relation to the specific pre-application proposal in their ward.
6. The relevant Community Council for the prospective development proposal(s) to be discussed will be informed of the date and time of the Pre-Application Forum by Committee Services so that they have the opportunity to attend but will not be permitted to participate in the business of the Forum.
7. If a Forum is required it will take place after formal business of the Planning Development Management Committee is concluded - this will normally be 2pm on the same day as the Planning Development Management Committee. The Forum will be separate from the Committee to emphasise the clear differences in status, process and procedure between the two meetings.
8. The case officer for the pre-application proposal will produce a very brief report (maximum 2-3 sides of A4) for the Forum outlining the proposal and identifying the main planning policies, material considerations and issues associated with it and the key information that will be required to accompany any application. The report will not include any evaluation of the planning merits of the proposal.
9. Agents/applicants will be contacted by Committee Services immediately on receipt of a POAN (or before this date if notified by planning officers of the week that a forthcoming POAN is likely to be submitted) and offered the opportunity to give a 10 minute presentation of their development proposal to the members of the Forum. There will be an opportunity for Councillors to discuss these with the agents/applicants, to ask questions and indicate key issues they would like the applicants to consider and address in their eventual application(s). If an applicant/agent does not respond to this offer within 10 days, or declines the opportunity to give such a presentation, then their proposal will be considered by the Forum without a developer/applicant presentation. Committee Services will notify the case officer of the applicant's response.

10. Case officers (or Team Leader/Manager/Head of Planning) and, if considered necessary, other appropriate officers e.g. Roads Projects Officers, will be present at the Forum. The case officer will give a very brief presentation outlining the main planning considerations, policies and, if relevant and useful, procedures and supporting information that will have to be submitted. Officers will be available to answer questions on factual matters related to the proposal but will not give any opinion on, or evaluation of, the merits of the application as a whole.
11. Members, either individually or collectively, can express concerns about aspects of any proposal that comes before the Forum but (to comply with the terms of the Code of Conduct) should not express a final settled view of any sort on whether any such proposal is acceptable or unacceptable.
12. A minute of the meeting will be produced by Committee Services and made publicly available on the Council website.
13. Members should be aware that the proposal being discussed may be determined under delegated powers and may not come back before them for determination. Any report of handling on an application pursuant to a proposal considered by the Pre-Application Forum will contain a very brief synopsis of the comments made by the Forum but the report itself will be based on an independent professional evaluation of the application by planning officers.
14. Training sessions will be offered to Councillors to assist them in adjusting to their new role in relation to pre-application consultation and its relationship with the Code of Conduct.
15. The applicant/agent will be expected to report on how they have, or have not, been able to address any issues raised by the Pre-Application Forum in the Pre-Application Consultation Report that is required to be submitted with any subsequent planning application.

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site comprises land within D2 Business Park, located on the south side of Dyce Drive and to the west of the junction providing access to the airport passenger terminal. The land was formerly in agricultural use but is now subject of construction works to provide infrastructure and the first buildings within the business park.

Plot 9 is located generally within the centre of the proposed business park, with Dyce Drive to the immediate north, an internal distributor road to the west, beyond which is the site of a large warehouse currently under construction and to the south and east is undeveloped land forming part of D2.

The wider area is undergoing significant change with the construction of Aberdeen International Business Park and ABZ Business Park on-going and work on the A96 Park and Choose site and Airport Link Road (with connection to the Aberdeen Western Peripheral Route) expected to commence within the next few months.

RELEVANT HISTORY

- Planning permission in principle (A4/1644) for the construction of the D2 Business Park was granted on 19th November 2012.
- An application for matters specified in conditions (130805) for access roads within the D2 business park was approved in September 2013.
- A further application for matters specified in conditions (131245) for site platforming works within the D2 business park was approved in January 2014.

PROPOSAL

The proposal of application notice is for the construction of a hotel (Class 7 of the use classes order) and associated infrastructure such as site access, car parking and landscaping.

Although the proposal of application notice indicates approximately 175 rooms, it is understood that 150 rooms are proposed over four storeys.

CONSIDERATIONS

The main considerations against which a planning application would be assessed are outlined as follows –

Principle of Development

The site is zoned for specialist employment use (Policy BI2 of the Aberdeen Local Development Plan) and benefits from planning permission in principle for office, general industrial and storage & distribution uses. The suitability of the location for a hotel would be examined, taking into account the site's proximity to the airport and its potential to support surrounding business uses.

Design and Layout

The layout of the buildings, car parking and landscaping would be determined at application stage. A high standard of design is expected which complements the contemporary design of the buildings previously approved in the surrounding business parks.

Transportation

The traffic impact of the development would be considered through the submission of a transport assessment carried out by the developer. Access to and from the site would also be examined. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on Transport and Accessibility.

Other Infrastructure

It is expected that both surface and foul drainage would discharge into the recently installed sewer networks within the business park. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained.

Details of storage for waste and recyclables would be required.

Aviation Safeguarding

Aberdeen International Airport would be consulted in order to determine if the development would have any implications on the safe operation of the airport. This may result in restrictions on building height, the types of landscaping, drainage features and external lighting permitted and the submission of a bird hazard management plan. In terms of impact on radar systems, if mitigation is required, the developer would be expected to enter into agreement with the radar operator to fund the mitigation prior to planning permission being issued.

PRE-APPLICATION CONSULTATION

The proposal of application notice details the level of consultation to be undertaken and this comprises –

- A public drop-in event was held on Tuesday 21st October between 4pm and 7pm at the Thistle Hotel, Aberdeen International Airport.
- The developer wrote to Dyce and Stoneywood Community Council advising of the proposal and offering to attend a community council meeting.
- The developer wrote to Dyce / Bucksburn / Danestone ward Councillors advising of the proposal and extending an invite to the public event.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify issues which they would like the applicants to consider and address in any future application.

Agenda Item 3

PRE-APPLICATION FORUM

FORMER CRAIGHILL PRIMARY SCHOOL, HETHERWICK ROAD, ABERDEEN.

PROPOSAL OF APPLICATION NOTICE

PROPOSAL FOR A RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 75 AFFORDABLE RESIDENTIAL UNITS INCLUDING OPEN SPACE AND LANDSCAPING

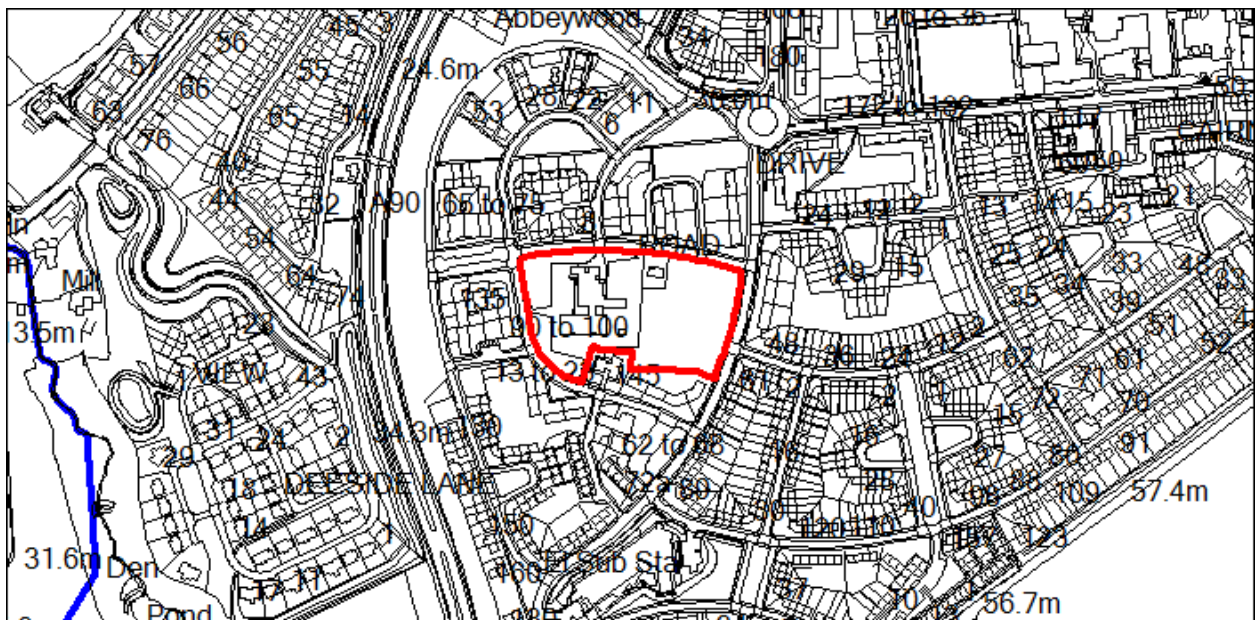
For: Aberdeen City Council

Reference No: P141365

Officer: Gavin Clark

Pre-application Forum Date: 6 November 2014

Ward: Kincorth/ Nigg/ Cove (N Cooney, C McCaig, A Finlayson)



SUMMARY

This is a report to the pre-application forum on forthcoming application by Aberdeen City Council for the development of approximately 75 affordable residential units including open space and landscaping at Hetherwick Road, Kincorth, on land comprising the former Craighill Primary School

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 3 September 2014.

The earliest date at which an application can be submitted is the 26th November 2014.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advises of any other issues.

DESCRIPTION

The subject site forms the former Craighill Primary School, covering an area of approximately 1.5 hectares. The brownfield site is surrounded largely by residential properties with areas of open space.

RELEVANT HISTORY

None

PROPOSAL

An application for a residential development of approximately 75 affordable residential units is proposed, along with associated open space, landscaping, access and other associated infrastructure. The project forms part of Aberdeen City Council's Strategic Infrastructure Plan (SIP) which aims to develop and enable infrastructure to maximise growth and diversify Aberdeen's economy.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and Aberdeen Local Development Plan 2012 (ALDP)), the site is zoned as opportunity sites within the ALDP (OP73 – Craighill Primary School, Kincorth). The opportunity sites is identified as an site for residential development.

The area is also zoned for residential use within the ALDP, with associated policy H1 presuming in favour of residential developments within these areas.

Design and Layout

Should the application come forward as a detailed application, design and layout of the housing, roads and landscaping/open space will be a key consideration for this site. The proposals will need to

demonstrate compliance with relevant policies within the ALDP, as well as principles contained within national guidance such as Designing Streets.

Access (Public Transport, Pedestrian, Cycle, Roads)

The proposals will require a Transport Assessment to be provided with the application, in order that consideration can be given to all issues arising from the development. The proposals would need to accord with relevant policies within the ALDP, the Council's Supplementary Guidance on Transport and Accessibility, as well as national guidance such as Designing Streets.

Other Infrastructure (Water/Drainage/Refuse)

As part of the submission, a Drainage Impact Assessment would be expected in order that consideration can be given to the impact the works would have on surface water, as well as waste water, from the proposed works.

Consideration will also be required for recycling and refuse provision within the development, and how best waste can be collected.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with local community councils (Kincorth and Leggart) has been proposed within the Proposal of Application Notice. A public consultation event open to the public was held in Kincorth Academy on the 24th September 2014 and ran from 4pm to 9pm which was advertised in the local press. In addition to the minimum statutory consultation as outlined above, the event was advertised in the local area using posters and neighbour notification of properties within 50 metres of the application site was undertaken.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

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Planning Development Management Committee

LAND COMPRISING THE FORMER TILLYDRONE PRIMARY SCHOOL, ST MACHAR PRIMARY SCHOOL AND FORMER ABERDON HOUSE FORMER TILLYDRONE.

PROPOSAL OF APPLICATION NOTICE

DEVELOPMENT OF APPROXIMATELY 184-270 AFFORDABLE RESIDENTIAL UNITS INCLUDING OPEN SPACE AND LANDSCAPING

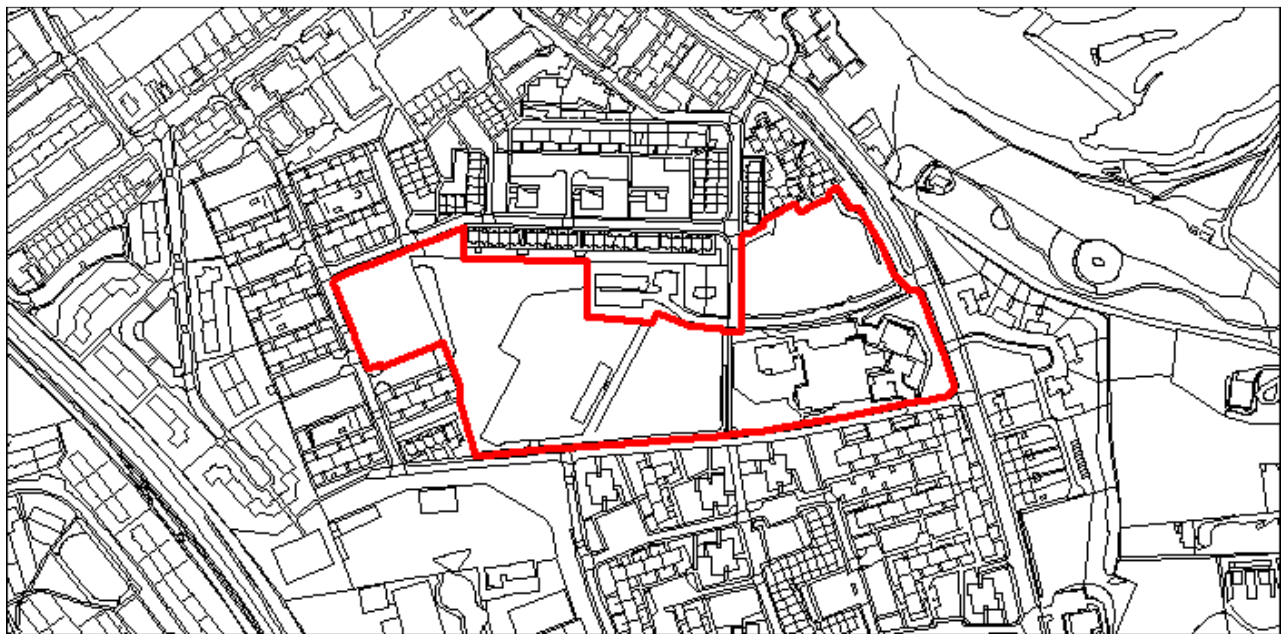
For: Aberdeen City Council

Application Ref: P141375

Officer: Andrew Miller

Committee Date: 6 November 2014

Ward: Tillydrone/Seaton/Old Aberdeen (J Noble/R Milne/R Grant)



SUMMARY

Report on forthcoming application by Aberdeen City Council for the development of approximately 184-270 affordable residential units including open space and landscaping at Tillydrone, on land comprising the former Tillydrone Primary School, St Machar Primary School and Aberdon House.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 3 September 2014.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

DESCRIPTION

The subject site forms the former Tillydrone and St Machar Primary Schools, as well as the former Aberdon House, covering an area of approximately 4.5 hectares. The brownfield site is surrounded largely by residential uses, though commercial uses can be found to the south of the site (area of industrial units at St. Machar Road)

RELEVANT HISTORY

None

PROPOSAL

An application for a residential development of 174 – 270 affordable residential units is proposed, along with associated open space, landscaping, access and other associated infrastructure. The project forms part of Aberdeen City Council's Strategic Infrastructure Plan (SIP) which aims to develop and enable infrastructure to maximise growth and diversify Aberdeen's economy.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and Aberdeen Local Development Plan 2012 (ALDP)), the site is zoned as opportunity sites within the ALDP (OP88 – Aberdon House, OP117 – St Machar Primary School and OP121 – Tillydrone Primary School). The opportunity sites are identified as part of the Tillydrone Regeneration Area within the ALDP, with the three opportunity sites identified for 220 homes.

The area is also zoned for residential use within the ALDP, with associated policy H1 presuming in favour of residential developments within these areas.

Design and Layout

Should the application come forward as a detailed application, design and layout of the housing, roads and landscaping/open space will be a key consideration for this site. The

proposals will need to demonstrate compliance with relevant policies within the ALDP, as well as principles contained within national guidance such as Designing Streets.

Access (Public Transport, Pedestrian, Cycle, Roads)

The proposals will require a Transport Assessment to be provided with the application, in order that consideration can be given to all issues arising from the development. The proposals would need to accord with relevant policies within the ALDP, the Council's Supplementary Guidance on Transport and Accessibility, as well as national guidance such as Designing Streets.

Other Infrastructure (Water/Drainage/Refuse)

As part of the submission, a Drainage Impact Assessment would be expected in order that consideration can be given to the impact the works would have on surface water, as well as waste water, from the proposed works.

Consideration will also be required for recycling and refuse provision within the development, and how best waste can be collected.

PRE-APPLICATION CONSULTATION

The Proposal of Application Notice application detailed the level of consultation to be undertaken as part of the Pre-Application Consultation process. Consultation with local community councils (Tillydrone and Old Aberdeen) has been proposed within the Proposal of Application Notice. A public consultation event open to the public was held in St Georges Church on 29 September 2014 which was advertised in the local press. In addition to the minimum statutory consultation as outlined above, neighbour notification of properties within 50 metres of the application site was undertaken.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Consultees will have the opportunity to make representations to the proposals during the formal application process.

RECOMMENDATION

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

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