

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 15 January 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Cormie, Donnelly (as substitute for Councillor Thomson), Greig, Jaffrey, Lawrence, Malik and Stuart.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MId=3590&Ver=4>

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.

INTRODUCTIONS AND PROCEDURE / GUIDANCE NOTE

1. The Forum (a) heard the Convener welcome those present to the meeting of the Pre Application Forum and explain that the Proposal of Application Notice for the former Victoria Road Primary School, Torry would be considered by the Forum at its next meeting, (b) had before it a procedure note prepared by the Heads of Planning and Sustainable Development and Legal and Democratic Services which outlined how meetings of the Forum would operate and (c) heard a representative of the Head of Legal and Democratic Services who provided further guidance to the Forum based on the training the members received by Burness Paull in November, 2014.

The Forum resolved:-

to note the procedure note and the guidance provided.

ALLAN PARK - COVE - RESIDENTIAL DEVELOPMENT OF 55-65 UNITS - P141614

2. The Forum had before it a report by the Head of Planning and Sustainable Development on submission of a Proposal of Application Notice which outlined a potential application by Scotia Homes for the residential development of approximately 55-65 units at Allan Park, Loirston Road, Cove Bay.

The Forum heard from the representative of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

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The report recommended:-

That the Forum-

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to express the importance to the applicant of entering into a Section 75 agreement with the Council to cover the replacement of the football pitch at Allan Park;
- (ii) to express the importance to the applicant of including a contribution to the Strategic Transport Fund;
- (iii) to express the importance to the applicant of the application containing a percentage of affordable housing;
- (iv) to express the importance to the applicant of entering into discussions with Roads regarding the possibility of widening the roads in the development and avoiding rat runs;
- (v) to express the importance to the applicant of ensuring that the factoring arrangements for the landscaping is properly maintained; and
- (vi) to otherwise note the material planning considerations detailed in the report.

34-40 ABBOTSWELL ROAD - FLATTED RESIDENTIAL DEVELOPMENT - P141601

3. The Forum had before it a report by the Head of Planning and Sustainable Development on the submission of a Proposal of Application Notice which outlined a potential application by Stewart Milne Homes and the John Lawrie Group Ltd for the demolition of the existing buildings and the erection of a flatted residential development (100 two bedroomed flats, including 24 affordable flats) with associated access, car parking and landscaping works at 34-40 Abbotswell Road, Aberdeen.

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

The report recommended:-

That the Forum -

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

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The Forum resolved:-

- (i) to express the importance to the applicant of considering the need for more car parking in the development;
- (ii) to express the importance to the applicant of liaising with the development obligation team to look at suitable contributions ie medical / educational / roads if the application was to be recommended for approval;
- (iii) to express the importance to the applicant of having sufficient public open space in the development; and
- (iv) to otherwise note the material planning considerations detailed in the report.

GLENCRAFT SITE, 132 WELLINGTON ROAD - DEMOLITION OF EXISTING BUILDING AND ERECTION OF MOTOR VEHICLE DEALERSHIP - P141798

4. The Forum had before it a report by the Head of Planning and Sustainable Development on the submission of a Proposal of Application Notice which outlined a potential application by Vardy Property Aberdeen Ltd for the demolition of the existing Glencraft building and the erection of a motor vehicle dealership comprising a showroom, a workshop, MOT bays and associated customer parking, used vehicle displays and a compound with diesel storage and fuel filler at 132 Wellington Road, Aberdeen.

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

The report recommended:-

That the Forum-

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to express the importance to the applicant of finding a satisfactory outcome with officers regarding the landscaping and car parking aspects detailed prior to the application being submitted; and
- (ii) to otherwise note the material planning considerations detailed in the report.

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HOWES ROAD / DAVIDSON DRIVE - PROPOSED CONSTRUCTION OF A NEW SCHOOL FOR CHILDREN WITH ADDITIONAL SUPPORT NEEDS - P141344

5. The Forum had before it a report by the Head of Planning and Sustainable Development on submission of a Proposal of Application Notice which outlined a potential application by Aberdeen City Council for the proposed construction of a new school for children with additional support needs arising from severe and complex factors at the vacant site at the corner of Howes Road and Davidson Drive, Aberdeen.

The Forum heard from a representative of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

The report recommended:-

That the Forum -

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to express the importance to the applicant of entering into discussions with the local bus company regarding the location of the bus turning circle; how local bus services are to be provided in the area as well as discussing with Environmental Health officers any air quality issue in the vicinity due to the location of the bus turning circle;
- (ii) to express the importance to the applicant on the need to consider an appropriate form of external landscaping and amenity space / play provision; and
- (iii) to otherwise note the material planning considerations detailed in the report.

- RAMSAY MILNE, Convener