

Public Document Pack



To: Councillor Milne; Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Corall, Cormie, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Jennifer Stewart, Stuart and Thomson

Town House,
ABERDEEN 7 January 2015

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 15 JANUARY 2015 at 2.00 pm.**

JANE G. MACEACHRAN
HEAD OF LEGAL AND DEMOCRATIC SERVICES

B U S I N E S S

- 1 Introductions and Procedure Note (Pages 1 - 2)

P R E A P P L I C A T I O N S R E P O R T S

- 2 Allan Park - Cove - Residential Development (55 - 65 Units) - 141614 (Pages 3 - 6)
- 3 34 - 40 Abbotswell Road - Demolition of Buildings and Erection of Flatted Development - 141601 (Pages 7 - 10)
- 4 Former Victoria Road Primary School, Torry - Greater than 50 Residential Units - 141670 (Pages 11 - 16)
- 5 Glencraft Site - Wellington Road - Formation of Car Sales Facility - 141798 (Pages 17 - 20)

6 Howes Road - New Special Needs School - 141344 (Pages 21 - 24)

Website Address: www.aberdeency.gov.uk

Should you require any further information about this agenda, please contact Martin Allan, tel 523057 or email mallan@aberdeency.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.

Agenda Item 2

PRE-APPLICATION FORUM

ALLAN PARK, LOIRSTON ROAD, COVE

RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 55-65 UNITS

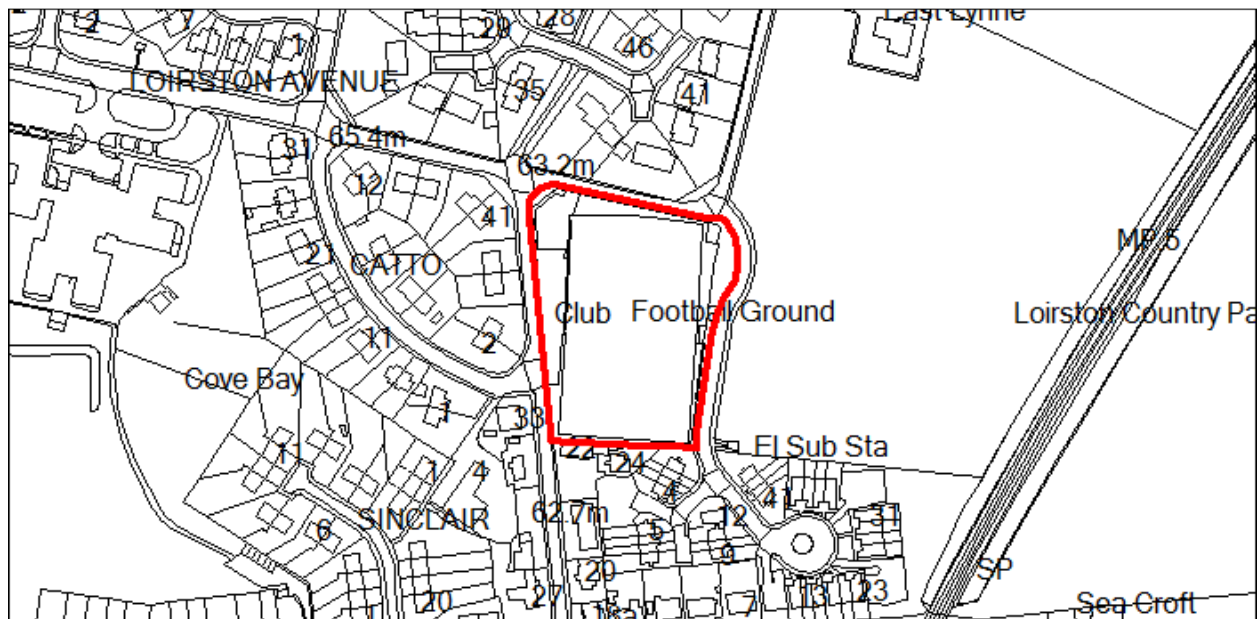
For: Scotia Homes

Reference No: P141614

Officer: Gavin Clark

Pre-application Forum Date: 15 January 2015

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



SUMMARY

This is a report to the pre-application forum on a potential application by Scotia Homes for a residential development of approximately 55-65 units.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 3rd November 2014. The earliest date at which an application can be submitted is 28th January 2015.

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 relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The application site is the existing Cove Rangers football ground and is approximately 0.83 hectares in size. The site contains a football pitch, stand and social club and is enclosed on all sides by a rendered wall of approximately 1.8m in height with a mesh fence with an overall height of approximately 5m. There is a stand to the west side of the pitch. In the north-west corner of the site is a car par, also enclosed by a boundary wall and fence.

Three sides of the site are surrounded by roads, fields are located to the east, with the railway line located further east. Residential properties are located to the north, west and south of the application site.

RELEVANT HISTORY

An application for planning permission (Ref: 120215) is currently pending consideration for the erection of 60 dwellinghouses and flats and associated infrastructure. The indications are that this application is likely to be withdrawn. A screening opinion (Ref: 120216) and Proposal of Application Notice (Ref: 101330) were also included for the site.

PROPOSAL

The proposal of application notice is for a residential development of approximately 55-65 residential units. No indication has been given in relation to siting, layout or design of the proposed development.

CONSIDERATIONS

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

Principle of Development

The site is zoned as a residential area (Policy H1 in the Aberdeen Local Development Plan). This policy states that new development will be approved in principle if it does not constitute overdevelopment; does not have an unacceptable impact on the character or amenity of the surrounding area; and

does not result in the loss of open space as defined in the Open Space Audit 2010.

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 for all applications within the City Council area.

Transportation

The traffic impact of the development would be assessed as part of any application submission. 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 Issues

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. 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.

As the proposal involves the removal of an existing sports pitch further details would be required of any replacement pitch. This would likely form part of a legal agreement to ensure that a replacement playing pitch was provided prior to the loss of the current pitch. The applicant has been advised to consult Sportscotland in this regard.

PRE-APPLICATION CONSULTATION

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

- A public meeting to be held on the 10th December 2014 at the Thistle Hotel, Souterhead Road, Aberdeen
- The developer has also provided details of the proposal to Cove and Altens Community Council .

The developer is also required to provide the following: a letter drop to a number of properties affected by the proposal in the surrounding area, notification provided to all ward members, information made available on the Scotia Homes website and posters provided at the edge of the application site a week prior to the 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

34-40 ABBOTSWELL ROAD, ABERDEEN

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A FLATTED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING WORKS

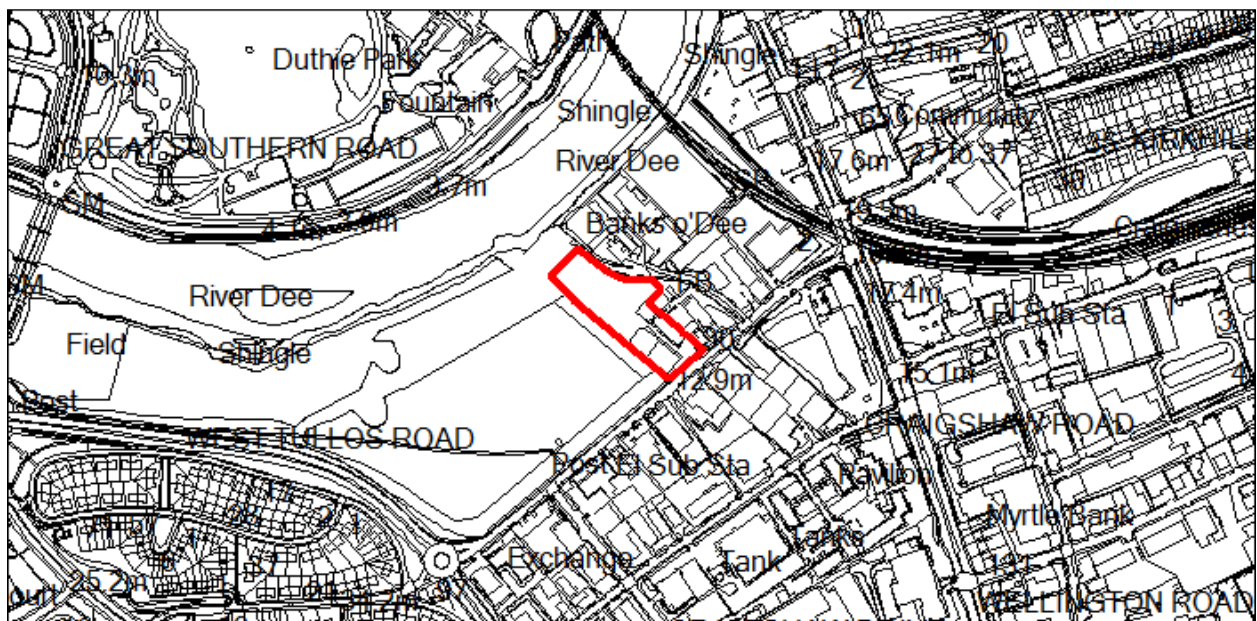
For: Stewart Milne Homes & The John Lawie Group Ltd

Reference No: P141601

Officer: Paul Williamson

Pre-application Forum Date: 15 January 2015

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



SUMMARY

This is a report to the pre-application forum on a potential application by Stewart Milne Homes and the John Lawie Group Limited for the demolition of existing buildings and erection of a flatted residential development with associated access, car parking and landscaping works.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 22th October 2014. The earliest date at which an application can be submitted is 14th January 2015.

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 relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site comprises land within the West Tullos Industrial Estate, located on the north side of Abbotswells Road and to the east of the open space alongside West Tullos Road, and the River Dee. The land is currently in industrial use, although neighbouring uses also include the Banks of Dee Nursing Home, and the Banks of Dee Sports Centre.

RELEVANT HISTORY

- Planning permission (71/12/49) for the construction of a warehouse was granted in 1971.
- An application (CP81/12/168) for change of use to bulk chemical storage was approved on 17 December 1981.
- Planning permission (85/1539) for the erection of an office complex was granted on 11 September 1985.
- Planning permission (89/315) for the formation within a warehouse was granted on 20 April 1989.
- Planning permission (A1/2069) for the erection of a temporary inspection unit was granted on 21 January 2002.
- Planning permission (A5/1934) for the change of use of warehouse building from general storage to a machine welding shop was withdrawn in September 2006.
- Planning permission (A6/2254) for the retention of an existing workshop building was granted on 17 January 2007.

PROPOSAL

The proposal of application notice is for the demolition of existing buildings and erection of a flatted residential development with associated access, car parking and landscaping works.

No indication is given with the proposal of application notice as to the scale of development proposed.

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 BI1 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 residential development would be examined, taking into account the site's proximity to surrounding business uses, and its potential to conflict with surrounding business uses. The departure from policy in both the Adopted and Proposed Local Development Plans, and the wider housing need would also need to be taken into account.

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 for all applications within the City Council area.

Transportation

The traffic impact of the development would be assessed as part of any application submission. 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 public sewer networks within the area. 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.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved at the meeting of the Communities, Housing and Infrastructure Committee of 28 October 2014 . It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the

Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to public consultation through the Main Issues Report; and
- the level of objection raised in relation these matters as part of the Main Issues Report; and
- the relevance of these matters to the application under consideration

The foregoing can only be assessed on a case by case basis. In relation to this particular pre-application submission, the policies reiterate those within the extant local development, as there are no material changes between the two plans.

PRE-APPLICATION CONSULTATION

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

- A public drop-in event is to be held in the week commencing 8 December 2014 between 2 and 8 pm at the Banks of Dee Sports Centre.
- The developer wrote to Torry Community Council advising of the proposal and offering to attend a community council meeting. The developer has also been advised to invite the Kincorth and Leggart Community Council in light of the boundary being in close proximity to the application site.
- The developer initially wrote to Torry/Ferryhill ward Councillors advising of the proposal and extending an invite to the public event. However, the developer has been advised that the site actually falls within the Kincorth/Nigg/Cove ward, and that the appropriate members should be invited.

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.

Pre-Application Forum

"FORMER VICTORIA ROAD PRIMARY SCHOOL", VICTORIA ROAD, ABERDEEN
PROPOSAL OF APPLICATION NOTICE

PROPOSAL OF APPLICATION NOTICE FOR
THE PROPOSED RE-DEVELOPMENT OF SITE
FOR RESIDENTIAL DEVELOPMENT
(GREATER THAN 50 RESIDENTIAL UNITS)
ALONG WITH OPEN SPACE, PARKING AND
ASSOCIATED INFRASTRUCTURE.

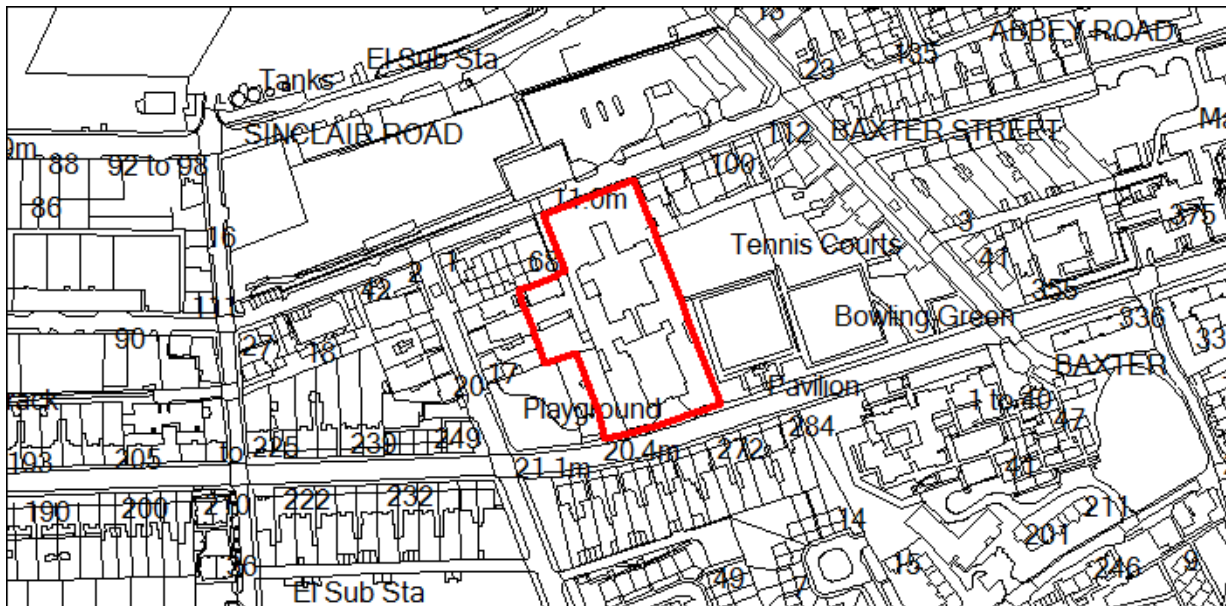
For: Barratt North Scotland

Application Ref.: P141670

Officer: Andrew Miller

Committee Date: 15 January 2015

Ward: Torry/Ferryhill (Y Allan/A Donnelly/J Kiddie/G Dickson)



SUMMARY

Report on forthcoming application by Barratt North Scotland for the development of approximately more than 50 residential units including open space, parking and associated infrastructure on the site of the former Victoria Road Primary School, Victoria Road, Aberdeen.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 7 November 2014

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 relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site comprises the former Victoria Road Primary School, a granite built school opened in 1873 and extended in 1905. The school is formed of two distinct parts, the original block on the northern part of the site and the more recent extension to the south, linked by a corridor. The site slopes down from the boundary with Victoria Road to the boundary with Abbey Road. The surrounding area is largely residential, though tennis courts and bowling greens bound the site to the east.

RELEVANT HISTORY

None

PROPOSAL

The proposal of application notice is for the construction of more than 50 residential units and associated infrastructure such as access, car parking and open space.

At this stage there is no specific number of residential units proposed although it is understood that the existing school building on site would be demolished.

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 an opportunity site within the ALDP (OP127 – Victoria Road Primary School, Torry). The site is identified as an opportunity for sensitive residential development, though the wider zoning within the ALDP is for mixed use, with associated policy H2 requiring developments to take into account the existing uses and character of the surrounding area. The surrounding area is

largely residential. Taking account of the above considerations, it is considered the redevelopment of the site for residential use is acceptable in principle.

Granite Buildings

Policy D4 – Aberdeen’s Granite Heritage of the ALDP encourages the retention of granite buildings through out the city, even if not listed or within a conservation area. In this instance, neither apply, and realistically the building can be demolished without the requirement of planning permission. Where significant granite buildings are to be demolished, policy D4 requires the granite to be reused in the principal elevations of a replacement building(s).

Though there are no specific details, it is understood that the applicant intends to demolish the building.

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.

Proximity to Major Accident Hazard

The northern half of the site falls within an area identified by the Health and Safety Executive (HSE) as the Outer Blast Zone of a major accident hazard site (BP Oil UK Ltd petrol storage facility at Aberdeen Harbour). In the impact of these on a potential development, the Council uses a system developed by the HSE called PADHI+. During pre-application discussions with the applicant, the PADHI+ system indicated no issues with the development of residential uses at the densities provided, however this will be confirmed during the determination of any subsequent application.

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.

Tree Preservation Order

The site is subject to a Tree Preservation Order (TPO) which gives legal protection to trees, aiming to protect those that contribute to the amenity and character of a locality. A TPO prevents felling, works to, wilful damage or destruction of trees (including roots) without the Council’s permission.

The trees on site are considered to contribute to the character of the area, and as such any proposal to redevelop the site will have to retain as many trees as possible. Any subsequent application will have to be supported by a tree survey, demonstrating that the proposed development will not adversely impact on the trees.

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 the local community council (Torry Community Council) has been proposed within the Proposal of Application Notice. A public consultation event is to be held on a day yet to be confirmed, however this is to be on a weekday afternoon running from 3pm to 7.30pm and with the venue yet to be confirmed. Notice of the event will be published within the Aberdeen Citizen at least 7 days in advance.

In responding, the Council have recommended that further consultation be carried out, namely the placing of public notices around the site, as well as neighbour notification of properties surrounding the site drawing attention 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 relevant issues which they would like the applicants to consider and address in any future application.

Dr Margaret Bochel
Head of Planning and Sustainable Development.

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Agenda Item 5

PRE-APPLICATION FORUM

GLENCRAFT SITE, 132 WELLINGTON ROAD, ABERDEEN, AB12 3LQ

DEMOLITION OF GLENCRAFT BUILDING AND ERECTION OF MOTOR VEHICLE DEALERSHIP COMPRISING SHOWROOM, WORKSHOP, MOT BAYS AND ASSOCIATED CUSTOMER PARKING, USED VEHICLE DISPLAYS AND COMPOUND AREAS WITH DIESEL STORAGE AND FUEL FILLER

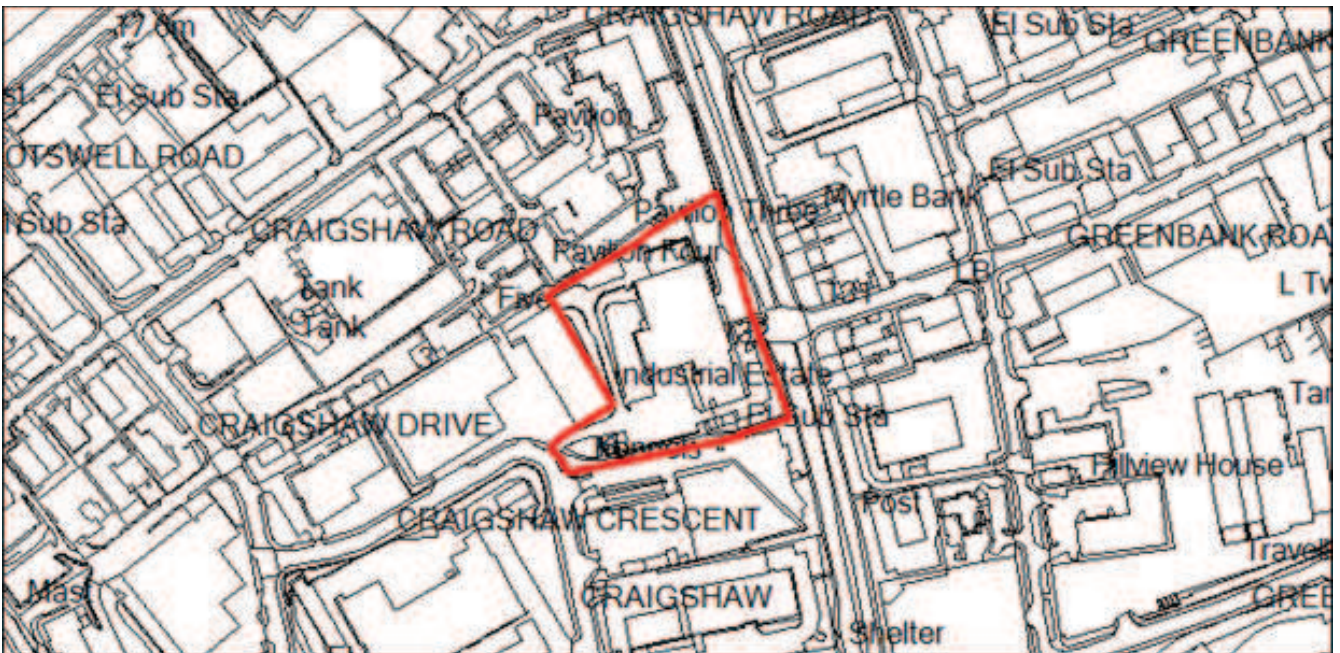
For: Vardy Property Aberdeen Ltd

Reference No: P141798

Officer: Gavin Clark

Pre-application Forum Date: 15 January 2015

Ward: Torry/ Ferryhill (Y Allan, G Dickson, A Donnelly and J Kiddie)



SUMMARY

This is a report to the pre-application forum on a potential application by Vardy Property (Aberdeen) Ltd for the demolition of the Glencraft building and the erection of a motor vehicle dealership comprising showroom, workshop, MOT bays and associated customer car parking, used vehicle displays and compound areas with diesel storage and fuel filler.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 5th December 2014. The earliest date at which an application can be submitted is 28th February 2015.

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 relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The application site is the existing Glencraft building and extends to approximately 1.4ha. The existing site presently accommodates a single storey building which is used for the manufacturing and sale of furniture.

The surrounding area is mixed use in nature and includes car sales show rooms, industrial units and residential properties (on the eastern side of Wellington Road.

RELEVANT HISTORY

None

PROPOSAL

The proposal is for the demolition of the Glencraft building and the erection of a motor vehicle dealership comprising showroom, workshop, MOT bays and associated customer car parking, used vehicle displays and compound areas with diesel storage and fuel filler.

CONSIDERATIONS

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

Principle of Development

The site is zoned as a residential area (Policy BI1 – Business and Industrial Land) in the Aberdeen Local Development Plan). This policy states that Aberdeen City Council will support the development of the business and industrial land allocations set out in this plan. Industrial and Business uses (Class 4 Business, Class 5 General Industrial and Class 6 (Storage or Distribution) in these area, including already developed land shall be retained. The expansion of existing concerns and development of new businesses and industrial uses will be permitted in principle within areas zoned for this purpose.

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 for all applications within the City Council area.

Transportation

The traffic impact of the development would be assessed as part of any application submission. 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.

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. The proposal of application form proposed consultation with various neighbours in the surrounding area.

The developer is also required to provide times and dates of the public event (which should be agreed in writing with the planning authority), the developer should advertise the event in the local press at least 7 days before in a newspaper circulating in the locality, a letter drop should be undertaken of all properties affected in the surrounding area, all ward councillors should be consulted on the proposal, notification should be sent to Torry Community Council as a matter of urgency, details of the event should be provided on both the Peter Vardy and Glencraft websites, a full time poster display should be undertaken at Glencraft and posters advertising the event should be displayed at the site boundary.

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.

Dr Margaret Bochel

Head of Planning and Sustainable Development

Planning Development Management Committee

HOWES ROAD/DAVIDSON DRIVE, (VACANT SITE AT THE CORNER OF)
PROPOSAL OF APPLICATION NOTICE

PROPOSED CONSTRUCTION OF A NEW
SCHOOL FOR CHILDREN WITH ADDITIONAL
SUPPORT NEEDS ARISING FROM SEVERE
AND COMPLEX FACTORS

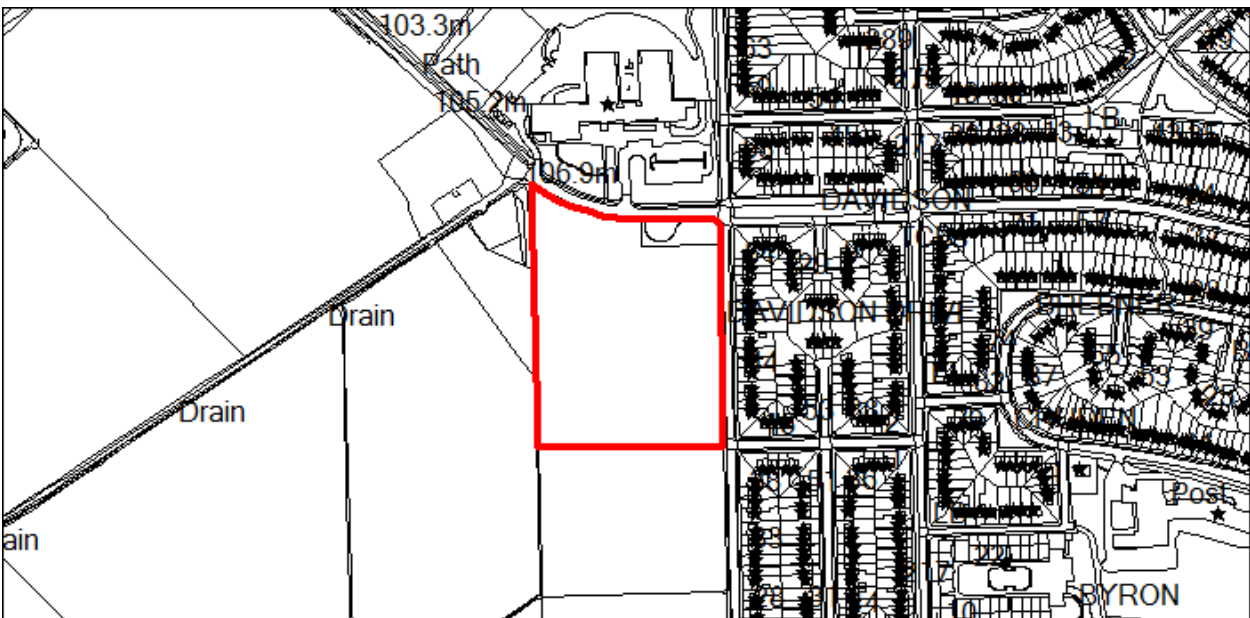
For: Aberdeen City Council

Application Ref. : P141344

Officer: Tommy Hart

Committee Date:

Ward : Northfield/Mastrick North (J Dunbar/S
Carle/G Graham)



SUMMARY

This report relates to a potential application by Aberdeen City Council for the erection of a new school for children with additional support needs, associated car parking and landscaping.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 27th August 2014. The earliest date at which an application can be submitted is 19th November 2014. No application has yet been submitted.

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 relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The site lies to the immediate south of Howes Road, at its junction with Davidson Drive, and incorporates a bus turning circle, opposite the new Heathryburn School. The site is bound to the east and west by a band of tree planting and is currently in agricultural/rough grazing use and forms part of a series of fields, east of Davidson Drive, defined by strong field boundaries of stone walls, hedges and strips of mature trees. The wider area is known as 'Greenferns' and includes OP45 (OP33 in the proposed Aberdeen Local Development Plan) which is allocated for future growth.

RELEVANT HISTORY

Planning ref 110822 saw an EIA Screening Opinion submitted in June 2011, relative to a mixed use development. A response was issued thereafter informing of the likely requirement for an EIA to be submitted.

PROPOSAL

The proposal of application notice is for the construction of a new school for children with additional support needs.

A plan was submitted giving an indication of the site layout in terms of built form, hard and soft landscaping and access arrangements.

CONSIDERATIONS

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

Principle of Development

The site is allocated for residential purposes in the Aberdeen Local Plan as Opportunity Site OP39 (OP28 in the proposed Aberdeen Local Development Plan).

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 for all applications within the City Council area.

Transportation

The traffic impact of the development would be assessed as part of any application submission. 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 public sewer networks within the area. 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 also be required.

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 the local community council (Kingswells/Sheddocksley/Summerhill) has taken place. A drop-in session (2nd October 2014) and public exhibition (31st October 2014) has also been undertaken.

The Planning Authority have intimated that a second round of consultation events should be undertaken, once plans have been progressed, in order to further inform local residents (including Community Council) and Councillors. Additional public notices are requested at strategic locations (public notice boards/shops/school for example) in order to better advertise the events.

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.

Dr Margaret Bochel

Head of Planning and Sustainable Development.