

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 26 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, Crockett, Donnelly (as substitute for Councillor Thomson), Jaffrey, Lawrence, Malik, Jennifer Stewart (to article 3) and Stuart.

Also present as local Member: Councillor Kiddie (for article 4)

INTRODUCTIONS AND PROCEDURE NOTE

1. The Convener welcomed those present to the meeting of the Pre Application Forum and drew Members' attention to the procedure note prepared by the Heads of Planning and Sustainable Development and Legal and Democratic Services which was contained within the papers and outlined how meetings would operate and provided guidance in relation to the main points of the Councillors' Code of Conduct which Members should consider whilst serving on the Forum.

The Convener also advised that item 3 (Land to South West of Doonies Farm and to North of Harness Place, Altens Industrial Estate – reference 141763) had been withdrawn and would be presented to the next meeting of the Forum.

The Forum resolved:-

to note the procedure note and the advice from the officers.

ST MACHAR DRIVE / BEDFORD ROAD - 141787

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 The University of Aberdeen for the creation of a new 18,700 sqm science building in conjunction with the demolition of the existing Meston Building.

The Forum heard from the applicant and their representatives who outlined the proposal in greater detail and responded to questions from the Members. Mr Gavin Clark, the Case Officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members. During the submission, Mr Clark set out the main considerations against which the eventual application would be assessed, namely:-

- Policy D3 (Big Buildings) of the proposed Local Development Plan
- Height
- Design
- Scale
- Visual Impact
- Impact on the surrounding Conservation Area, townscape setting and surrounding streetscape
- Car Parking

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- Landscaping
- Sufficient justification for the demolition of the Meston Building and the resultant loss of granite
- Whether the building complied with the general principles of Scottish Historic Environment Policy
- Transport

Mr Clark also advised that the applicant would be expected to submit the following:-

- Design statement
- Transport assessment
- Drainage impact and landscaping assessments
- Sustainability report
- Contextual drawings
- Archaeological assessment
- Sunlight / shadowing assessments
- Landscape and Visual Impact Appraisal
- Details of linkages with the rest of the University of Aberdeen

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 note the general need for improvements to existing facilities which had become outdated;
- (ii) to note the various policies and assessments which would be required upon submission of the application;
- (iii) to express to the applicant the importance of the provision of a high quality, low energy building; the need to ensure that the community benefited from the proposed building; and the need to continue to consult with the local community on the proposal; and
- (iv) to otherwise note the material planning considerations detailed in the report.

119 CONSTITUTION STREET - 141750

3. 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 Unite Group PLC for the development of land at 119 Constitution Street for the erection of student housing comprising approximately 600-700 rooms.

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The report explained that the proposal of application notice was for the demolition of the existing building and the erection of associated facilities and ancillary works..

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. Ms Lucy Greene, the Case Officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members. During the submission, Ms Greene set out the main considerations against which the eventual application would be assessed, namely:-

- Policies H1 (Residential Areas), D1 (Architecture and Placemaking) and D2 (Design and Amenity) -
 - Visual amenity – whether the proposal constituted over-development; would have an unacceptable impact on the character or amenity of the surrounding area; or whether the use would be considered complementary to the residential use
 - Design – siting; scale; massing; colour; materials; orientation; details; proportions of building elements; and spaces around buildings, including streets, squares, open space, landscaping and boundary treatments
 - Privacy / Amenity – a public face and a private face; access to sitting out areas including balconies, private gardens, terraces communal gardens or other; parking should not dominate the space, and the guideline that not more than 50% of the court should be taken up by parking spaces and access roads; the design of individual flats to make the most of opportunities for views and sunlight; and external lighting to take account of residential amenity.

Ms Greene advised that the key issues therefore were scale, massing and height; daylighting and privacy; and parking and transportation.

Finally Ms Greene stated that a public consultation event was to be held on 27 January, and any application would be expected to include a drainage impact assessment; a transport assessment and travel plan; information in relation to design and amenity, as well as a sunlighting study; and more detailed plans showing context, height and open space.

During the discussion, the Forum expressed differing views in relation to the amount of parking which was required for the application, with some members considering that the 1 space per 10 students should remain; others who considered that the majority of the parking spaces would likely go unused, therefore less should be required; and a further opinion that more car parking spaces should be provided.

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

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- (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 landscaping and planting in terms of screening, as well as to consider the planting on the roof of the development, and whether a 'green' roof could be provided ;
- (ii) to ask that the various comments around the provision of parking be taken on board;
- (iii) to note the desire of the applicant to retain as much of the boundary wall as possible;
- (iv) to suggest that the applicant make contact with Council officers to discuss the possibility of alternative methods of waste disposal, for example, underground storage;
- (v) to express the importance of meeting standards in relation to energy and conservation, including the potential to make use of the Combined Heat and Power pipe near to the site; and
- (vi) to otherwise note the material planning considerations detailed in the report.

FORMER VICTORIA ROAD SCHOOL - 141670

4. 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 Barratt North Scotland for the proposed redevelopment of land at the site of the former Victoria Road School, Victoria Road.

The report explained that the proposal of application notice was for a residential development greater than 50 units; along with open space, parking and associated infrastructure.

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. Mr Andrew Miller, the Case Officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members. During the submission, Mr Miller set out the main considerations against which the eventual application would be assessed, namely:-

- The site was zoned as an opportunity site with the Aberdeen Local Development Plan, and was identified as an opportunity for sensitive residential development, although the wider zoning within the LDP was for mixed use with associated policy H2
- Policy D4 (Aberdeen's Granite Heritage) which encouraged the retention of granite buildings throughout the city, even if not listed or within a conservation area, and required that if the building was demolished, the granite be re-used in the principal elevations of replacement buildings

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- Design and Layout – including roads, landscaping and open space
- Proximity to Major Accident Hazard - in relation to the northern half of the site
- Access – in terms of public transport, pedestrian and cycle access and roads

Mr Miller advised that the site was also subject to a Tree Preservation Order, and so any proposal to redevelop the site would have to retain as many trees as possible. Mr Miller explained that a design and access statement would be required, as well as a transport assessment, a tree survey and a drainage impact assessment, and consideration would have to be given to recycling and refuse provision, as well as the collection of waste.

Finally, it was noted that the applicant had met with the local Community Council, and that a further public consultation event was to be held nearer the end of February.

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:-

- (vi) to express the importance to the applicant of continuing the consultation with local residents;
- (vii) to express the desire of the Forum for the retention and reuse of as much of the existing granite and granite façade as possible; and
- (viii) to note that the proposal was still at an early stage and to agree that the applicant could attend a future meeting to give a further, more detailed presentation if they wished.

- **COUNCILLOR RAMSAY MILNE, Convener**