

# Public Document Pack



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

Town House,  
ABERDEEN, 4 February 2015

## **PRE-APPLICATION FORUM**

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 12 FEBRUARY 2015 at 2.00pm.**

JANE G. MACEACHRAN  
HEAD OF LEGAL AND DEMOCRATIC SERVICES

### **BUSINESS**

- 1 Procedure Note and Guidance for Members - for information (Pages 1 - 4)

### **MINUTES OF PREVIOUS MEETINGS**

- 2 Minute of Meeting of 6 November 2014 - for approval (Pages 5 - 8)
- 3 Minute of Meeting of 15 January 2015 - for approval (Pages 9 - 12)
- 4 Minute of Meeting of 26 January 2015 - for approval (Pages 13 - 18)

### **PRE APPLICATION REPORTS**

- 5 Land to South West of Doonies Farm and to North of Hareness Place, Altens Industrial Estate - Proposed construction of a materials recycling facility, a refuse derived fuel plant and a Council depot - 141763 (Pages 19 - 24)

Website Address: [www.aberdeencity.gov.uk](http://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](mailto:morchard@aberdeencity.gov.uk)

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## **PRE-APPLICATION FORUM** **PROCEDURE NOTE AND GUIDANCE FOR MEMBERS**

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.

### **GUIDANCE FOR MEMBERS**

In relation to point 11 on the Procedure Note above, it might be helpful to outline a few points regarding the Councillors Code of Conduct and the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures which will hopefully be helpful to the Members. These were discussed at the Training run by Burness Paull on the 28<sup>th</sup> of November, 2014.

So very briefly, The Code's provisions relate to the need to ensure a proper and fair hearing and to avoid any impression of bias in relation to statutory decision making processes. Having said that, in terms of the Scottish Government's Guidance on the role of Councillors in Pre-Application procedures:

- Councillors are entitled to express a provisional opinion in advance of a planning application being submitted but only as part of the Council's procedures (as detailed at item 1 to this agenda)

- No views may be expressed once the application has been submitted
- In terms of the role of the Forum, it meets to emphasise an outcome limited to the generation of a provisional view (on behalf of the Forum, rather than individual Members of the Forum) on the pre-application, this will allow:
  - Members to be better informed
  - An Early exchange of views
  - A greater certainty/more efficient processing of applications

Members of the Forum are entitled to express a provisional view, but should do so in a fair and impartial way, have an open mind and must not compromise determination of any subsequent planning application.

In terms of dealing with Pre-Applications, Members of the Forum should:

- Identify key issues
- Highlight concerns with the proposal/areas for change
- Identify areas for officers to discuss with applicants
- Identify documentation which will be required to support application

In terms of the Code of Conduct and any interest that Members of the Forum may have in a pre-application, it is worth reminding Members of the Forum that they must, however, always comply with the *objective test* which states “ *whether a member of the public, with knowledge of the relevant facts, would reasonably regard the interest as so significant that it is likely to prejudice your discussion or decision making in your role as a councillor.*”

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## PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 6 November 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Corall, Cormie, Dickson, Jaffrey, Lawrence, Jean Morrison MBE, Stuart and Thomson.

Also present as local Members: Councillors Cooney and Noble.

**The agenda and reports associated with this minute can be found at:-**  
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MId=3554&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 NOTE

1. The Forum (a) heard the Convener welcome those present to the first meeting of the Pre Application Forum and (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.

The Forum heard from (a) The Head of Planning and Sustainable Development on the background to the establishment of the Forum and (b) a representative of the Head of Legal and Democratic Services who outlined the main points of the Councillors' Code of Conduct which Members should consider whilst serving on the Forum.

#### **The Forum resolved:-**

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

### **PLOT 9, DYCE DRIVE, D2 BUSINESS PARK - ERECTION OF 175 BED HOTEL AND ASSOCIATED INFRASTRUCTURE - P141444**

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 Miller Developments Ltd and Brick Capital for the development of land at D2 Business Park, Dyce for a hotel of approximately 175 bedrooms.

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

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

**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE  
PRE-APPLICATION FORUM  
6 November 2014**

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 including good quality landscaping and transport links in any future application; and
- (ii) to otherwise note the material planning considerations detailed in the report.

**FORMER CRAIGHILL PRIMARY SCHOOL, HETHERWICK ROAD - P141365**

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 Aberdeen City Council for a residential development of approximately 75 affordable residential units including open space and landscaping at the former Craighill Primary School, Hetherwick Road, Aberdeen.

The report explained that the proposal of application notice was for a residential development of approximately 75 affordable residential units, along with associated open space, landscaping, access and other 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. 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:-**

to note the submission of the Proposal of Application Notice and had no material planning issues it wished to bring to the applicant's attention other than those identified in the report.



**PLANNING DEVELOPMENT MANAGEMENT COMMITTEE  
PRE-APPLICATION FORUM  
6 November 2014**

**LAND COMPRISING THE FORMER TILLYDRONE PRIMARY SCHOOL,  
ST MACHAR PRIMARY SCHOOL AND FORMER ABERDON HOUSE, TILLYDRONE  
- P141375**

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 Aberdeen City Council for a residential development of approximately 184 - 270 affordable residential units including open space and landscaping at the former Tillydrone Primary School, St Machar Primary School and Aberdon House.

The report explained that the proposal of application notice was for a residential development of 184 – 270 affordable residential units, along with associated open space, landscaping, access and other 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. 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 note that regeneration of the area was planned and that the application should form part of this;
- (ii) to express the importance to the applicant of ensuring that the maintenance of the open spaces was properly managed; and
- (iii) to otherwise note the material planning considerations detailed in the report.

**- RAMSAY MILNE, Convener.**

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## **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.

## **PRE-APPLICATION FORUM**

15 January 2015

### **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.

## **PRE-APPLICATION FORUM**

15 January 2015

### **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.

**PRE-APPLICATION FORUM**

15 January 2015

**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**

## 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 and Stuart.

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

### INTRODUCTION 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 which 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:-

- Height
- Design
- Scale
- Visual Impact
- Impact on the surrounding Conservation Area, townscape setting and surrounding streetscape
- Car Parking
- Landscaping

## **PRE-APPLICATION FORUM**

26 January 2015

- 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

### **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.

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.



## PRE-APPLICATION FORUM

26 January 2015

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
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

## **PRE-APPLICATION FORUM**

26 January 2015

### **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
- 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

**PRE-APPLICATION FORUM**

26 January 2015

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 transport assessment would be required, as well as 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**

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## PRE-APPLICATION FORUM

LAND TO THE SOUTH WEST OF DOONIES FARM AND TO THE NORTH OF HARENESS PLACE, ALTENS INDUSTRIAL ESTATE  
PROPOSAL OF APPLICATION NOTICE

PROPOSED CONSTRUCTION OF A MATERIALS RECYCLING FACILITY (MRF), A REFUSE DERIVED FUEL PLANT (RDF) AND A COUNCIL DEPOT.

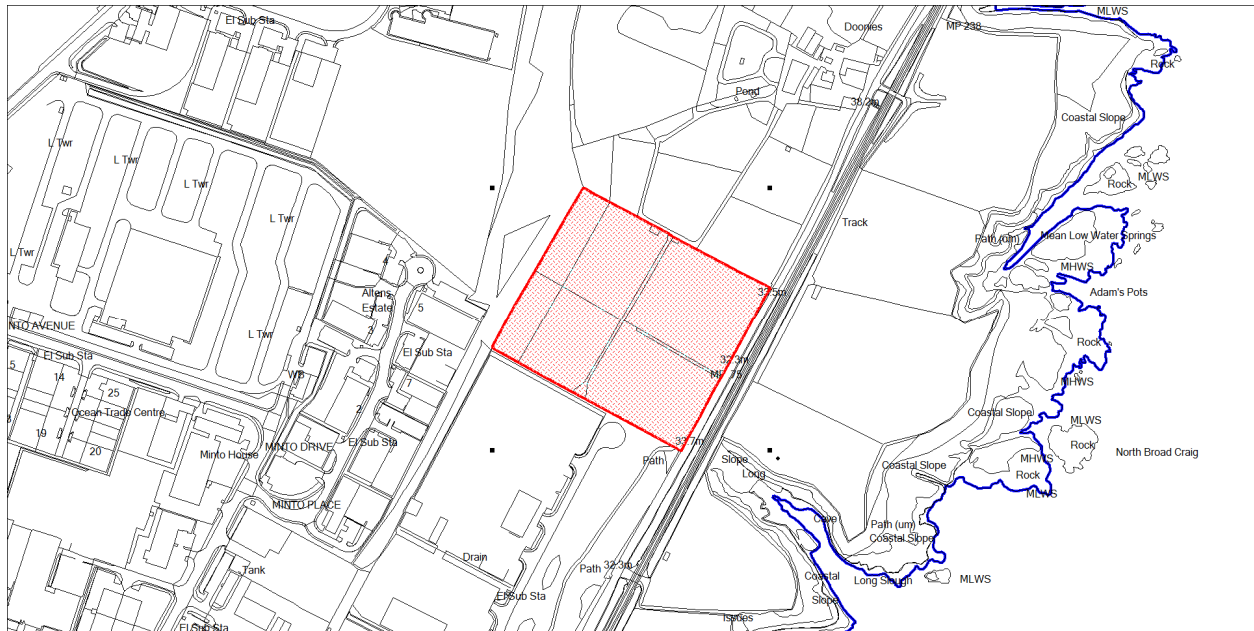
For: SITA UK Limited

Reference number. : P141763

Officer: Daniel Lewis

Pre- application Forum Date: 12 February 2015

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



## **SUMMARY**

This is a report to the pre-application forum a potential application by SITA for the construction of a Materials Recycling Facility (MRF), a Refuse Derived Fuel plant (RDF) and a Council Depot. The MRF would separate

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 2 December 2014. The earliest date on which an application can be submitted is 24 March 2015.

## **RECOMMENDATION:**

It is recommended that the Committee

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

## **DESCRIPTION**

This greenfield site is currently unused on land to the immediate south west of Doonies Farm and north of Hareness Place in Altens Industrial Estate

## **RELEVANT HISTORY**

None

## **PROPOSAL**

The proposal is for the construction of a Materials Recycling Facility (MRF), a Refuse Derived Fuel plant (RDF) and a Council Depot.

The MRF would be a facility where up to 70,000 tonnes per annum of co-mingled recyclable materials such as glass, card paper and plastics would be separated into different factions using a range of manual and automated systems and then be bailed for transport to a reprocessor.

The RDF would be a facility where municipal residual waste would be processed to create a fuel involving a combination of mechanical sorting and shredding. It would then be bailed on site prior to export to an appropriate facility elsewhere to recover energy from the material by incineration or other thermal generation process. Currently about 60 percent of Aberdeen's household waste goes to landfill and is subject to landfill tax. The development of the RDF will allow waste that is currently being landfilled to be turned into a fuel that can offset the use of fossil fuels and would also significantly reduce the Council's landfill tax costs.

The site would also accommodate the main Council depot including a small office and the entire fleet of refuse and other Council vehicles – totalling 73 collection

related vehicles and separate staff parking.. The depot is currently located at Kittybrewster and requires to be relocated because the new Berryden Corridor road realignment will take a substantial portion of the are occupied by the current depot.

A Screening Opinion has been given by the Council that any application will not require to be accompanied by a formal Environmental Impact Assessment. Environmental impact can be fully assessed and dealt with via the submission of detailed supplementary information and studies as itemised at the end of the following section of this report.

## **CONSIDERATIONS**

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

### **Principle of Development and Development Plan Policy**

The adopted Local Plan currently zones most of the site as **B1 Business and Industry** and it is also allocated as an opportunity site Altens East/Doonies OP70.

**Policy R4 - Sites for New Waste Management Facilities** states that the following sites will be safeguarded for waste related uses: Altens East/Doonies (OP70) – materials recycling facility/an anaerobic digestion or in-vessel composting facility/and or a transfer station.

**Policy R3 – New Waste Management Facilities states that** Proposals for waste management facilities within the City must comply with the waste hierarchy. Applications for waste management facilities will be supported

provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. represent the Best Practicable Environmental Option for that waste stream;
4. will not compromise health and safety;
5. minimizes the transport of waste from its source;

Applicants must submit:-

a) sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and

b) a design statement in support of the application, where the development would have more than a local visual impact; and

c) land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

Proposals for waste management facilities that are located in a building will be acceptable on Business and Industrial Land (BI1). Inappropriate neighbouring developments that may compromise the operation of existing waste management facilities will not be approved.

A strip of land alongside the coast road and also within the site identified in the proposal of application notice is zoned as **Green Belt. Policy NE2 – Green Belt** states that no development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal. Exceptions can be made for proposals associated with existing use in the Green Belt (subject to certain criteria) and essential infrastructure such as electronic communications infrastructure, electricity and grid connections and transport proposals such as the AWPR and other roads that cannot be accommodated other than in the Green Belt.

### **Other material considerations**

A transportation statement assessing the impact of HGV and other vehicle movement on the network will be required as part of any application. Details of car parking and sustainable transportation will be required as part of a Green Travel Plan

Assessments would also need to be submitted with any application to assess the impact of the proposal on landscape and visual impact, biodiversity (flora and fauna), air quality/dust, odour generation, noise and hydrology and flood risk (including drainage and SUDS)

### **Proposed Aberdeen Local Plan**

Policy R4 proposes to safeguard and zone the entire site as Altens East/Doonies (OP54) – materials recycling facility/a refuse derived fuel plant and a depot for the collection fleet – with no other local plan zoning applicable

The text associated with Opportunity Site 54 states that the site is reserved for a material recycling facility, refuse derived fuel plant and collection depot. Space along the coast road will need to be reserved for road widening in association with the new harbour at Nigg Bay.



## **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 Cove Community Council and local Councillors has been carried out. Two public exhibitions were advertised in the Press and Journal and the Evening Express on 5 January 2015. These events were held on 13 / 14 January at the Altens Thistle Hotel from 12 pm until 8pm. 8,000 homes and businesses were notified by leaflet drop in and around Altens between 2 January 2015 and 5 January 2015

## **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.**

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.

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