

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 19 March 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Crockett, Greig, Jaffrey, Lawrence, MacGregor (as substitute for Councillor Dickson), Malik, Jean Morrison MBE, Stuart and Thomson.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MIId=3713&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.

INTRODUCTION AND PROCEDURE NOTE

1. The Forum had before it the procedure note and guidance for members on the operation of Forum meetings.

The Forum resolved:-

to note the procedure note and guidance for members.

MINUTE OF PREVIOUS MEETING OF 12 FEBRUARY 2015

2. The Forum had before it the minutes of its previous meeting of 12 February 2015 for approval.

The Forum resolved:-

to approve the minutes.

413/415 UNION STREET / 4 JUSTICE MILL LANE / 419/421 UNION STREET - HOTEL AND OFFICE DEVELOPMENT - 141646

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 Status Properties Limited for the proposed hotel and office development.

The Forum heard from representatives of the applicant who outlined the proposal in greater detail and responded to questions from members.

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Ms Lucy Greene, representing the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members.

The report recommended:-

that the Forum note the key issues at this stage and advise of any other issues.

The Forum resolved:-

- (i) to request that the applicant approach Ferryhill and Ruthrieston Community Council and the City Centre Community Council to undertake presentations in relation to the development;
- (ii) to note that taxi and service delivery vehicle drop offs would be undertaken at the rear of the building on Justice Mill Lane;
- (iii) to request that the applicant ensure that adequate disabled access to the hotel and office development is provided; and
- (iv) to otherwise note the key issues at this stage.

SITE BETWEEN WELLINGTON CIRCLE AND REDMOSS ROAD - PROPOSED 3/4 STOREY SECONDARY SCHOOL WITH HARD AND SOFT LANDSCAPING, EXTERNAL SPORTS PITCHES AND CAR PARKING - 150217

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 proposed 3/4 storey secondary school with hard and soft landscaping, external sports pitches and car parking.

The Forum heard from representatives of the applicant who outlined the proposal in greater detail and responded to questions from members.

Mr Gavin Evans, representing the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members.

The report recommended:-

that the Forum –

- (a) note the key issues identified;
- (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 the development would have flexibility for expansion in case of an increased school population;

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- (ii) to note that the planning process would include a Green Travel plan for the pupils, staff and visitors;
- (iii) to note that pupils may have access and usage of the nearby Cove Rangers Football Club facilities;
- (iv) to request that fixed seating be installed in the performing arts/drama studio area; and
- (v) to otherwise note the key issues at this stage.

LAND AT HOME FARM - SCOTSTOWN ROAD, CAUSEWAYEND COTTAGE, BRIDGE OF DON - 55 RESIDENTIAL UNITS INCLUDING ASSOCIATED INFRASTRUCTURE - 150024

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 for Aberdeen City Council for a proposed residential development of approximately 55 residential units including associated infrastructure.

The Forum heard from representatives of the applicant who outlined the proposal in greater detail and responded to questions from members.

Mr Gavin Evans, representing the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members.

The report recommended:-

that the Forum –

- (a) note the key issues identified;
- (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 14 of the 55 units would be designated affordable housing;
- (ii) to note that there would be improved access in the area for emergency vehicles;
- (iii) to note that there would only be access to the B997 Scotstown Road for emergency vehicles through a restricted access gate;
- (iv) to note that the developers would improve existing playground equipment and enhance landscaping in the area; and
- (v) to otherwise note the key issues at this stage.

- COUNCILLOR RAMSAY MILNE, Convener.