

# 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, Stuart and Thomson

Town House,  
ABERDEEN 11 March 2015

## **PRE-APPLICATION FORUM**

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 19 MARCH 2015 at 2.00 pm.**

JANE G. MACEACHRAN  
HEAD OF LEGAL AND DEMOCRATIC SERVICES

### **BUSINESS**

- 1 Introduction and Procedure Note (Pages 1 - 4)

### **MINUTES**

- 2 Minute of Previous Meeting of 12 February 2015 - for approval (Pages 5 - 6)

### **PRE APPLICATION REPORTS**

- 3 413/415 Union Street/4 Justice Mill Lane/419/421 Union Street - Hotel and office development - 141646 (Pages 7 - 10)

Planning Reference – 141646

Planning application documents can be viewed here-

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=141646>

- 4 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 (Pages 11 - 16)

Planning Reference -150217

Planning application documents can be viewed here-

<http://planning.aberdeency.gov.uk/PlanningDetail.asp?ref=150217>

- 5 Land at Home Farm - Scotstown Road, Causewayend Cottage, Bridge of Don - 55 residential units including associated infrastructure - 150024 (Pages 17 - 20)

Planning Reference – 150024

Planning application documents can be viewed here –

<http://planning.aberdeency.gov.uk/PlanningDetail.asp?ref=150024>

Website Address: [www.aberdeency.gov.uk](http://www.aberdeency.gov.uk)

Should you require any further information about this agenda, please contact Mark Masson, tel 01224 522989 or email [mmasson@aberdeency.gov.uk](mailto:mmasson@aberdeency.gov.uk)

## **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, 12 February 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Jaffrey, Lawrence, Malik, Jean Morrison MBE and Stuart.

**The agenda and reports associated with this minute can be found at:-**  
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MId=3691&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.**

### PROCEDURE NOTE AND GUIDANCE FOR MEMBERS

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.

### MINUTES OF PREVIOUS MEETINGS

2. The Forum had before it the minutes of its previous meetings of 6 November 2014 and 15 and 26 January 2015.

**The Forum resolved:-**

to approve the minutes.

### DECLARATION OF INTERESTS

Councillor Jean Morrison declared an interest in the following item of business by virtue of her position as Convener of the Zero Waste Management Sub Committee, which had been involved in an earlier and different stage of the process. The Vice Convener declared an interest as a member of the Zero Waste Management Sub Committee. Councillor Jean Morrison and the Vice Convener did not consider that the nature of their interests required them to leave the meeting.

**PRE-APPLICATION FORUM**

12 February 2015

**LAND TO SOUTH WEST OF DOONIES FARM AND TO NORTH OF HARENESS PLACE, ALTENS INDUSTRIAL ESTATE - 141763**

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 SITA UK Limited for the proposed construction of a materials recycling facility, a refuse derived fuel plant and a Council depot.

The Forum heard from representatives of the applicant who outlined the proposal in greater detail and responded to questions from members. The Council's Waste and Recycling Manager also responded to questions from members.

Mr Garfield Prentice, 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 express the importance to the applicant of (a) maximising energy efficiency and ventilation in relation to the proposed buildings on the site; (b) utilising robust materials due to the site being in close proximity to the sea; and (c) a traffic impact assessment being undertaken, and a Green Travel Plan being developed with regard to the transportation of staff;
- (ii) to note that the applicant would work on designs for the main building for further consideration at a later date;
- (iii) to note that further consultation events were due to be held, and to request the applicant to consider holding events in Marischal College or the Town House;
- (iv) to note that the applicant was hoping to submit the planning application in mid March 2015 with a view to it being determined in the summer, and, if approved, the site being operational in late 2016 or early 2017; and
- (v) to otherwise note the key issues at this stage.

**- RAMSAY MILNE, Convener.**



## Pre-Application Forum

413/415 UNION STREET/ 4 JUSTICE MILL  
LANE/419-421 UNION STREET  
PROPOSAL OF APPLICATION NOTICE

HOTEL AND OFFICE DEVELOPMENT

For: Status Properties Limited

Application Ref. : P141646  
Officer: Lucy Greene  
Forum Date: 19<sup>th</sup> March 2015  
Ward : Torry/Ferryhill (Y Allan/A Donnelly/J  
Kiddie/G Dickson)



### SUMMARY

This is a report to the pre-application forum on a potential application by Status Properties Limited, for the partial demolition of the existing buildings and the erection of a hotel.

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 21<sup>st</sup> October 2014. The earliest date at which an application could have been submitted was 15<sup>th</sup> January 2015.

### **RECOMMENDATION:**

It is recommended that the Committee note the key issues at this stage and advise of any other issues.

### **DESCRIPTION**

The application site extends between Union Street and Justice Mill Lane and is approximately 1230m<sup>2</sup> in size. The site is rectangular in shape with street frontages of 17 – 18m in length to each street.

Number 419-421 Union Street is currently vacant and formerly occupied by Budz Bar, whilst 413/415 Union Street is occupied by Aberdeen Considine, with their car park to the rear.

Immediately to the west is the Justice Mill pub, and to the west of that, the former Capitol Cinema, currently being developed for offices.

413/415 Union St is part of a Category C listed two and a half storey terrace, whilst 419/421 Union Street is also Category C listed and is three and a half storeys in height.

The site lies within the Union Street Conservation Area and also close to the boundary of the Bon Accord Conservation Area.

### **RELEVANT HISTORY**

At the adjacent site, 425 Union Street (Justice Mill pub), planning permission (reference 131745) was granted in March 2014 for the removal of the roof and erection of a roof terrace for use in connection with the pub.

At 431 Union Street, planning permission (reference 130615) was granted for the erection of an office development of ten storeys (approximately 38m above Union Street) behind the retained the Capitol frontage building and this is currently under construction.

### **PROPOSAL**

The application proposal is for a multi storey hotel development set behind the Union Street frontage buildings. Initial plans show a ten storey building (10 storeys, or approximately 33m above Union Street level), set back from Union Street by approximately 20m.

It has been indicated that approximately 100 rooms would be provided with the entrance being shown from Union Street.

Indicative plans show no car parking to be provided.

## **CONSIDERATIONS**

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

### Principle of Use:

The City Centre is the preferred location for commercial and leisure development serving a city wide or regional market. The site falls under Policy C2: City Centre Business Zone and Union Street. This policy seeks to protect retail uses. It is important to consider the street frontages and the extent to which these offer active ground floor uses on both street frontages.

### Conservation Area and Listed Buildings:

The frontage buildings onto Union Street are Category C listed and the extent of listing covering rear extensions is unclear. Any proposals would need to first consider the potential for re-use of listed buildings, in terms of Scottish Historic Environment Policy (SHEP).

Proposals would need to be carefully considered in terms of their impact on the character and setting of listed buildings.

### Design and Massing

Policy D1 – Architecture and Placemaking seeks to ensure that new development is designed for its context and makes a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings and boundary treatments.

### Car parking and Transportation:

The Roads Development Team have indicated that there is unlikely to be an objection to the principle of providing no parking. A transport statement would be required and consideration would need to be given to dropping off of guests, including disable guests, deliveries and servicing.

### Economic benefits

A statement would be requested from the applicant, describing any potential economic and public benefits from such a development. This would be used as part of the assessment in terms of balancing any impact on the conservation area and listed buildings, with any impact on economic development. SHEP and SPP describe the role of economic benefits in the assessment of planning applications.

## **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, Ferryhill and Ruthrieston Community Council, was proposed within the Proposal of Application Notice. A public consultation was held at the Holiday Inn Express on 19<sup>th</sup> January, which was advertised in the local press. The results of this consultation exercise will be detailed in the pre-application report that requires to be submitted with any application.

### **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.

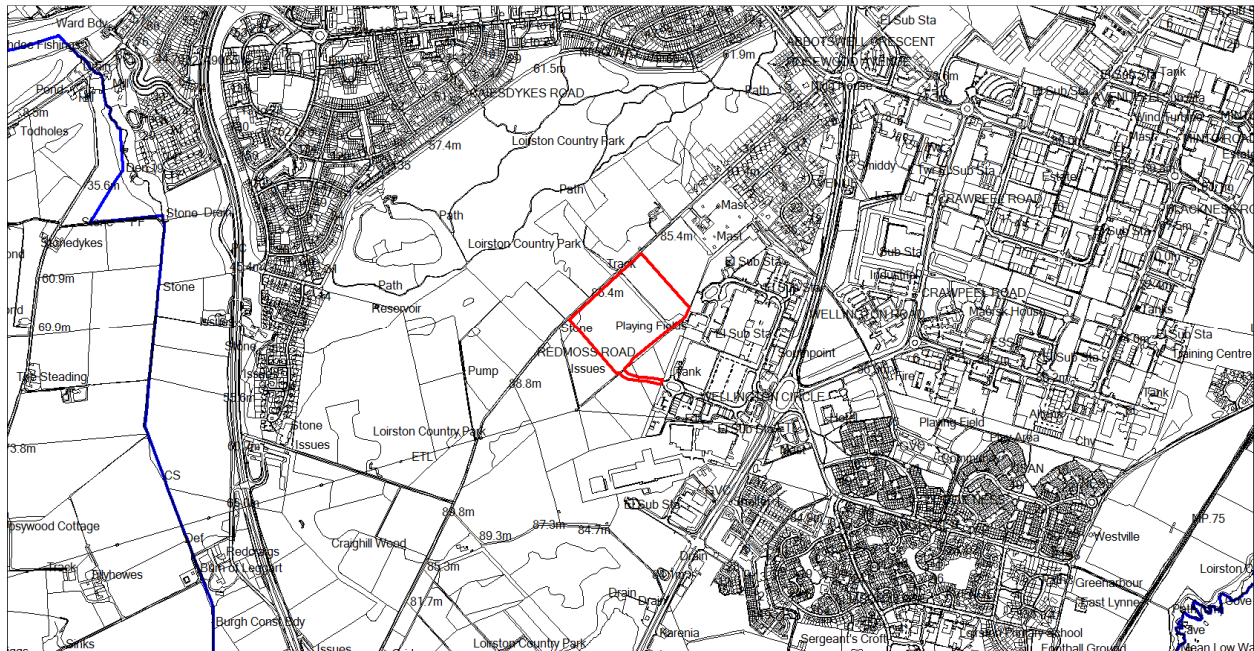
## Planning Development Management Committee

SITE BETWEEN WELLINGTON CIRCLE AND  
REDMOSS ROAD ABERDEEN  
PROPOSAL OF APPLICATION NOTICE

PROPOSED 3/4 STOREY SECONDARY  
SCHOOL (14,460 SQM) WITH HARD AND SOFT  
LANDSCAPING, EXTERNAL SPORTS PITCHES  
AND CAR PARKING.

For: Aberdeen City Council

Application Ref. : P150217  
Officer: Gavin Evans  
Committee Date: 19 March 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 Hub North Scotland Ltd., acting for Aberdeen City Council, for the development of a new secondary school on the Calder Park Site.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (PoAN) on 11<sup>th</sup> February 2015. The earliest date at which an application can be submitted is 7<sup>th</sup> May 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**

This proposal relates to the Calder Park site, which lies immediately to the west of Wellington Circle, Nigg, on the south-western edge of the urban area, and forms part of an allocated development opportunity site. The 6.1ha site is relatively flat and regular in shape.

The neighbouring area to the east of the site is characterised by business and industrial uses, including Parcelforce, Makro and Balmoral Business Park, with Wellington Road beyond. Residential properties at Nigg lie around 350m to the north-east, and to the north and west the site is bounded by Redmoss Road, with farmland and Kincorth Hill beyond. To the south and south-west, beyond Balmoral Business Park, lies farmland and open recreational ground around Loirston Loch. Much of the area to the south forms part of an allocated development site, OP77, which is described further below.

## **RELEVANT HISTORY**

The Calder Park site has previously been the subject of a joint application by Cove Rangers and Aberdeen Football Clubs, which sought detailed planning permission for the construction of football stadium with *'ancillary club facilities, pitch and terracing, indoor sports and community facility, outdoor football facilities including a floodlit all weather pitch, new access and associated car and bus parking'*. That application was approved subject to conditions at the Planning Development Management Committee of 13<sup>th</sup> January 2012. In the time since that grant of planning permission, the Council has taken control of the land at Calder Park and issued a refusal of Landlord's consent for the redevelopment proposal described above. The planning permission, having not been implemented or commenced, has now expired.

The Loirston Development Framework, adopted as Supplementary Guidance to the Aberdeen Local Development Plan, outlines principles for extensive residential-led development to the south, incorporating the OP77 opportunity site around Loirston Loch. An application for Planning Permission in Principle (ref P130892) was lodged for the development of up to 1067 homes within part of the framework area, and at the Planning Development Management Committee meeting of 16<sup>th</sup> January 2014 members expressed a willingness to grant planning permission subject to conditions and the conclusion of a suitable legal agreement, securing: affordable housing provision; Strategic Transport Fund contributions; developer contributions relating to library, cultural, education, healthcare and sporting facilities; and financial contributions in lieu of works necessary to mitigate impact on the local roads network. At time of writing, that legal agreement has not yet been concluded.

## **PROPOSAL**

The proposed development involves the construction of a new secondary school of 3-4 storeys, with an estimated floorspace of 14,460sqm, along with associated hard and soft landscaping, external sports pitches and car parking.

A plan has been submitted as part of this PoAN. This allows for the site to be identified, however no further drawings have been submitted to illustrate the proposal.

## **CONSIDERATIONS**

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

### Principle of Development

The site lies within an area zoned as part of the OP80 (Calder Park and Redmoss) opportunity site in the Aberdeen Local Development Plan (ALDP), and policy LR1 (Land Release Policy) will be applicable to the assessment of any proposal.

### Design and Layout

Should the application come forward as a detailed application, Policy D1 (Architecture and Placemaking) of the ALDP requires that new development be designed with due consideration for its context and make a positive contribution to its setting. In assessing this, relevant factors are: Siting, scale, massing, colour, materials, orientation, details, proportions of building elements, spaces around buildings, including streets, squares, open space, landscaping and boundary treatments.

National policy on design and placemaking matters, as contained in Scottish Planning Policy (SPP), Designing Streets and Creating Places will also be of relevance to this evaluation of this proposal.

### Access and Transportation

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.

A Transport Assessment should accompany any application, to allow for a proper assessment of the potential impact on the transport network, with any impacts identified and mitigated where possible.

All 'Major' applications for detailed planning permission are required to include a Design and Access Statement, including both a design statement and a written statement about how issues relating to access to the development for disabled people have been dealt with.

The proposed development may be liable for contributions to the Strategic

Transport Fund, based on any difference in the notional rate of vehicle trips generated by the envisaged stadium/sports use of the OP80 site and the corresponding trips generated by the secondary school now proposed. The applicant will be required to provide information to inform that assessment.

#### Other Infrastructure (Water/Drainage/Refuse)

As part of any future application, 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 (Nigg Community Council) has been proposed within the Proposal of Application Notice, along with those Community Council's representing the new school's catchment areas: Cove and Altens; Kincorth and Leggart; and Torry.

Two public consultation events are to be held in Kincorth (1<sup>st</sup> April & 6<sup>th</sup> May) and Torry (31<sup>st</sup> March & 5<sup>th</sup> May) Academies, respectively, along with drop-in sessions for pupils and staff during the day/after school. Two separate events are to be held for the Cove community, on 2<sup>nd</sup> April and 7<sup>th</sup> May.

These public events are to be advertised at least 7 days beforehand in the local press. They will also be publicised on Aberdeen City Council's website and via School communications. Initial concept drawings will be made available for public viewing in Cove, Kincorth and Torry libraries, and also in Torry and Kincorth Academies for staff and pupils, between the first and second round of 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 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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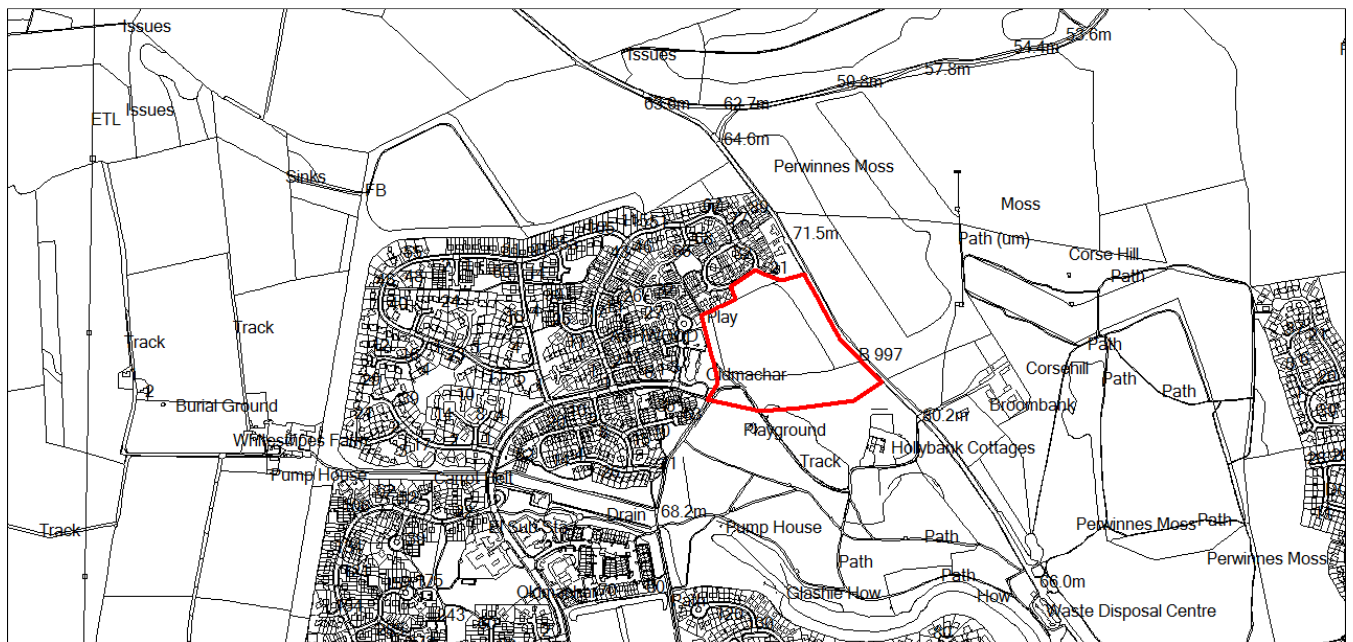
## Planning Development Management Committee

LAND AT HOME FARM, SCOTSTOWN ROAD,  
CAUSEWAYEND COTTAGE  
PROPOSAL OF APPLICATION NOTICE

PROPOSAL FOR A RESIDENTIAL  
DEVELOPMENT OF APPROXIMATELY 55  
RESIDENTIAL UNITS INCLUDING  
ASSOCIATED INFRASTRUCTURE.

For: Aberdeen City Council

Application Ref. : P150024  
Officer: Gavin Evans  
Committee Date: 19 March 2015  
Ward : Bridge of Don (M Jaffrey/J Reynolds/S  
Stuart/W Young)



### SUMMARY

This is a report to the pre-application forum on a potential application by Aberdeen City Council for a major development of approximately 55 residential units at East Woodcroft, Bridge of Don.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (PoAN) on the 3<sup>rd</sup> December 2014. The earliest date at which an application can be submitted is the 26<sup>th</sup> 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 extends to approximately 4.75ha, being an open greenfield site which incorporates the allocated East Woodcroft housing site (OP10) and areas of landscaped open space around its boundaries. It is located towards the northern edge of the city, with a predominantly residential area to the north (Ashwood Circle) and west. Otherwise, it is bounded respectively by: Scotstown Road to the east, beyond which is Scotstoun Moor; Oldmachar Church and a bus turning circle on Jesmond Drive to the west; and woodlands/open space to the south. It slopes gently to the south east.

## **RELEVANT HISTORY**

No relevant applications for planning permission.

## **PROPOSAL**

The proposal is for the development of the site for circa 55 residential units.

## **CONSIDERATIONS**

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

### Principle of Development

The site boundary shown on the submitted plan incorporates the allocated OP10 East Woodcroft site, along with areas of woodland and green space around its boundaries. Within allocated housing sites, Policy LR1 (Land Release) of the Aberdeen Local Development Plan (ALDP) will apply. This policy states that housing development on sites allocated within phase 1 of the ALDP (2007-2016) will be approved in principle, however any development on an allocated site which would jeopardise the full provision of the allocation will be refused. The East Woodcroft site is included in phase 2 of the ALDP's allocations.

The emerging Local Development Plan, which represents a material consideration in assessing planning proposals, retains the East Woodcroft site's residential allocation (OP8 in the proposed plan),, which is within Phase 1 of the proposed plan's land release. Policy LR1 also remains unchanged insofar as it relates to this site. On that basis, no material change in the site's policy context is anticipated.

### Design and Layout

The layout of the proposed residential development, along with the design of buildings, the amenity afforded to residents, relationship with the adjacent

woodland and open spaces, car parking and landscaping would be determined at application stage; through assessment against relevant policies and guidance.

Policy D1 of the ALDP states that all developments will be expected to demonstrate due regard for their context and make a positive contribution to their setting. Relevant factors are: siting, scale, massing, colour, materials, orientation, details, proportions of building elements, spaces around buildings, including streets, squares, open space, landscaping and boundary treatments.

Policy D2 (Design and Amenity) applies the following principles to new residential development:

- Privacy to be designed into higher density housing;
- Residential development to have a public face to a street and a private face to an enclosed garden or court;
- All residents to have access to sitting out areas, including balconies, private gardens, terraces, communal gardens or other;
- Parking must not dominate the space – as a guideline no more than 50% of any court should be taken up by parking spaces and access roads.
- Underground or decked parking will be expected in high density schemes.
- Individual flats shall be designed to make the most of opportunities for views and sunlight.
- Design proposals shall include measures to design out crime and design in safety.
- External lighting to take account of residential amenity

Any new development should achieve an appropriate density, with policy H3 (Density) stating a minimum of 30 dwellings per hectare for sites larger than 1 hectare. Developments of more than 50 units are also required to achieve an appropriate mix of dwelling types and sizes, as stated by policy H4 (Housing Mix). This applies in addition to the requirements of policy H5 (Affordable Housing) to provide no less than 25% of the total number of units as affordable housing.

#### Access and 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 will be required and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on 'Transport and Accessibility'. Any street layouts must be adequately accessible for refuse collection vehicles. The Council's Roads Development Management team have advised that a Transport Statement will be required in order to assess the transport issues arising from the proposed development.

Policies D3 (Sustainable and Active Travel) and NE9 (Access and Informal Recreation) seek the promotion of sustainable travel, with convenient pedestrian and cycle routes incorporated to ensure a good standard of permeability,

including linkages to surrounding streets, recreational green spaces and public transport routes. Any existing access routes should be respected in new layouts.

### **PRE-APPLICATION CONSULTATION**

The submitted Proposal of Application Notice set out the applicants' proposed consultation strategy, which included holding a public consultation event at Oldmachar Church on 28<sup>th</sup> January, from 2pm-7pm. That event was to be advertised in the local press 2 weeks in advance, with invitations sent to Bridge of Don Community Council and various other local stakeholders. Neighbouring properties within 50m of the site were also issued with notification of the event.

The Council's PoAN submissions state that, in the event that a significant level of negative feedback is received from that initial event, consideration will be given to holding a second event to demonstrate how and to what extent concerns have been addressed. All those responding to the consultation will be sent a copy of the Pre-Application Consultation Report, which will be submitted as part of any planning application.

### **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. Member of the public and consultees will have the opportunity to make further comment on the proposed development 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.