

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 20 May 2015

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 28 MAY 2015 at 2.00 pm.**

RODERICK MACBEATH
SENIOR DEMOCRATIC SERVICES MANAGER

BUSINESS

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

MINUTES

- 2 Minute of the Previous Meeting of 19 March 2015 - for approval (Pages 5 - 8)

PRE APPLICATION REPORTS

- 3 Former North and East Kirk 61-71 Schoolhill - Create circa 450 Units of Student Accommodation, Associated Facilities and Cafe - 150445 (Pages 9 - 12)

Planning Reference – 150445

The documents associated with this application can be found at:-
<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=150445>

Case Officer- Nicholas Lawrence

- 4 36 Willowbank Road - Demolition of Garage and Erection of Student Residencies containing 43 Cluster Flats, new Vehicular Access, Associated Parking and Landscaping - 150578 (Pages 13 - 16)

Planning Reference – 150578

The documents associated with this application can be found at:-
<http://planning.aberdeency.gov.uk/PlanningDetail.asp?ref=150578>

Case Officer – Tommy Hart

Website Address: www.aberdeency.gov.uk

Should you require any further information about this agenda, please contact Martyn Orchard, tel 01224 523097 or email morchard@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 28th 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, 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, Malik, McGregor (as substitute for Councillor Dickson), Jean Morrison MBE, Sandy Stuart and Thomson.

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.

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;

PRE-APPLICATION FORUM

19 March 2015

- (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;
- (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.

PRE-APPLICATION FORUM

19 March 2015

**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.

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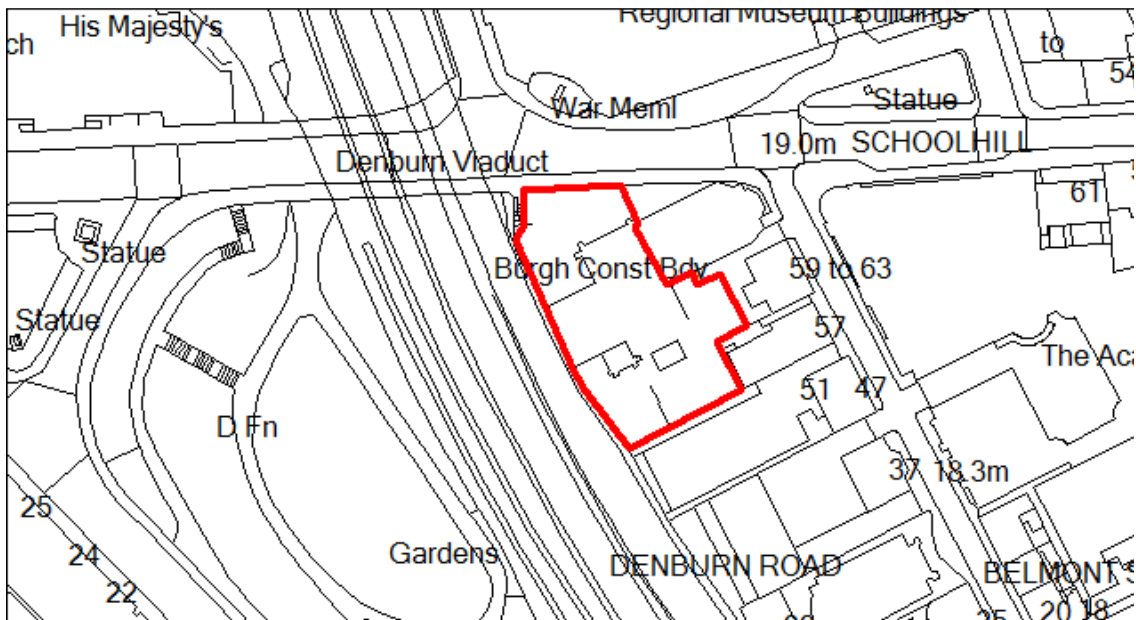
Pre-Application Forum

FORMER NORTH AND EAST KIRK, 61-71
SCHOOLHILL, ABERDEEN
PROPOSAL OF APPLICATION NOTICE

CREATE CIRCA 450 UNITS OF STUDENTS
ACCOMMODATION, ASSOCIATED FACILITIES
AND CAFE

For: Aberdeen City Council

Application Ref. : P150445
Officer: Nicholas Lawrence
Committee Date:
Ward : George Street/Harbour (A May/J
Morrison/N Morrison)



SUMMARY

This report to the Pre-Application Forum (the Forum) is in respect of a potential detailed planning application promoted by Dandara Limited (the Applicant) for the provision of student accommodation, associated works and facilities, together with a café at the Triple Kirks (former North and East Kirk), 67-71 Schoolhill, Aberdeen (the Application Site)

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the Applicant submitted a Proposal of Application Notice (the Notice) on the 23rd of March 2015. Consequently, the earliest date which an application can be lodged with the Council is the 15th of June 2015.

RECOMMENDATION:

It is the recommendation of the Head of Planning and Sustainable Development that the Forum:

1. Note the key issues identified at this stage;
2. If deemed necessary seek clarification, amplification or explanation on any particular matters; and
3. Identify relevant issues that they would like to Applicant to address in any future application

APPLICATION SITE AND RELATIONSHIP TO THE ABERDEEN LOCAL DEVELOPMENT PLAN

Application Site

The site is roughly a rectangular shaped parcel of land, save an eastern protrusion, on a north-south axis totalling some 0.14 hectare in area.

It was formerly occupied by the Albion and St Paul's Churches and the only remaining element of which is a steeple, which is a category 'A' listed building. The balance of the subject land is now cleared of its former structures and landforms and there are on-going works associated with an extant planning permission for office development (see relevant developmental history below).

In terms of delineation: the western boundary is marked by the Denburn Road dual carriageway, thereafter the railway line and the Union Terrace Gardens; to the south is the Belmont Cinema; whilst to the east is the Triple Kirks public house and Army Careers offices.

The northern aspect is marked by Schoolhill/ Denburn Viaduct, which in effect produces a platform standing some 10.00 metres above the cleared area abutting Denburn Road. Built development at the Schoolhill level is framed by the Triple Kirk, Cowdry Hall, Art Gallery including war memorial, Robert Gordorn's College Archway and the former Gray's School of Art building. Whilst further to the west, across the Denburn corridor, there is His Majesty's Theatre and the Central Library. A set of stairs, that abuts the north-east corner of the site, provides a pedestrian access from Denburn Road to Schoolhill.

Relationship to the Aberdeen Local Development Plan

Under the scope of the adopted Aberdeen Local Development Plan the site constitutes an Opportunity Site (i.e. OP123) where office, retail, residential and hotel uses are deemed to be appropriate. This same designation is carried over to the proposed

replacement Local Development Plan, which is currently out to public consultation, although renamed as: Opportunity Site OP95.

RELEVANT DEVELOPMENTAL HISTORY

Forum members may be aware that planning permission (Ref: 110303) was granted in August 2011 for the erection of an office development of up to 9 stories and providing some 6,750m² of net floor space. Aside from the associated car parking the consented development, in part, incorporated the restoration of the listed steeple.

The site has been cleared, agreed works to the steeple undertaken, and there are on-going works associated with the extant permission. In practical terms allowing for the discharge/purification of the pre-commencement conditions attached to the 2011 permission and the on-going works the Applicant has 'protected' the existing permission, in that there is now no limit on the period which may be taken to undertake the works. However, it should be noted that there is no ability to vary a listed building consent, from what has been approved, other than to apply afresh.

PROPOSAL

Whilst the Notice describes the proposed development as encompassing some 450 units of student accommodation this was based upon an initial concept design of a building with singular height, mass and appearance, set over some 14 storeys - from the Denburn Road level.

Since the production of the Proposal of Application Notice (PoAN) the Applicant has been engaged in a number of design workshops with the Council; considering the overall mass, scale, and context of the proposed development. Whilst this process continues, there is limited clarity at this juncture on either the number of student units to be provided, appearance of the proposed scheme, amenity spaces for the development, servicing / parking arrangements and how it integrates with its surroundings, and listed buildings (including the steeple).

CONSIDERATIONS

It is considered that the main issues raised by the potential application are likely to be:

- Whether the principle of the development is acceptable;
- If acceptable in principle whether the application in detail represents a form of sustainable development allowing for its location, proposed uses, design, form, adaptability, presence, amenity and relationship to the character, cityscape and historic assets of the immediate and wider area;
- Impact upon amenity of surrounding uses;
- Physical and social infrastructure impacts / requirements; and
- Impact upon highway network, parking, servicing.

Aspects of the planning policy framework, against which the application is likely to be assessed, include: at the national level - the National Planning Framework 3, Scottish

Planning Policy, 'Creating Places' as well as the emerging Low Emissions Strategy for Scotland.

In terms of the extant and emerging Aberdeen Local Development Plan a full suite of relevant policies were forwarded to the Applicants on the 17th of March 2015 along with a number of technical reports that would be sought of the Applicant to accompany the planning application.

PRE-APPLICATION CONSULTATION

The Notice described the proposed Pre-Application Consultation process. In this regard the Applicant has undertaken two public consultation events at the Thistle Caledonian Hotel on Union Terrace, on the 27th of April and 18th of May 2015 between 15:00 and 20:00 hrs. These events were publicised via advertisements within the Press and Journal and Evening Express newspapers, as well as individual notifications to neighbouring businesses and residences. In addition, invitations were extended directly to the Rosemount and Mile End Community Council, Queens Cross and Harlaw Community Council, together with local ward councillors.

CONCLUSION

This report highlights those matters that are considered to constitute the main issues that need to be addressed during the decision-taking process. The list is neither exhaustive nor authoritative and further issues may arise when the subsequent application is submitted. Consultees and third parties 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.

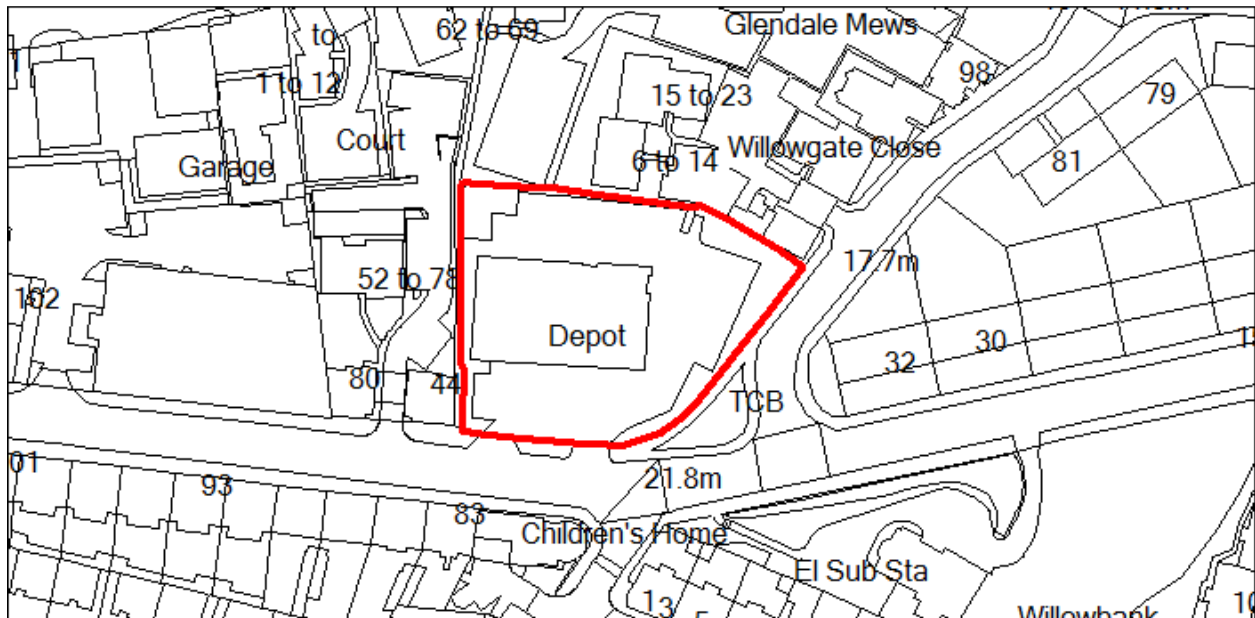
Pre-Application Forum

36 WILLOWBANK ROAD, ABERDEEN
PROPOSAL OF APPLICATION NOTICE

DEMOLITION OF GARAGE AND ERECTION OF
STUDENT RESIDENCIES CONTAINING 43
CLUSTER FLATS, NEW VEHICULAR ACCESS ,
ASSOCIATED PARKING AND LANDSCAPING.

For: Aberdeen City Council

Application Ref. : P150578
Officer: Tommy Hart
Committee Date: 28th May 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 Crucible (Aberdeen) Ltd for the demolition of an existing vehicle repair garage and the erection of student accommodation.

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 10th April 2015. The earliest date at which an application could be submitted is 3rd July 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 is roughly square in shape and is on the corner of Willowbank Road and the Hardgate. To the west, there is a modern 4-storey block of flats, whilst on the opposite side of Willowbank Road there is a mixture of 3-storey granite tenements and 2-storey modern 'outreach' centre. On the east side of the Hardgate there are 3-storey granite tenements and to the north of the site there is a modern 3-storey flatted development. This development sits at a lower level than the application site.

RELEVANT HISTORY

None

PROPOSAL

The proposal is for a total of around 221 student bedrooms in a purpose built property of 43 'cluster flats'. Each of the 'cluster flats' would have its own kitchen/lounge, with each bedroom having en-suite facilities. The building would follow the curve of Willowbank Road down the Hardgate, with the resultant building being 4-storeys in height on Willowbank Road and 3-storeys on the Hardgate. A rear wing is also proposed which would project out towards the north.

A high quality modern approach is proposed utilising external finishes such as reconstituted granite, white render, grey facing brick and curtain walling.

Secure open space would be provided to the rear of the property.

A single vehicular access is proposed off the Hardgate with car parking for 25 cars, 74 cycles and 9 motorcycles, some of which would be under the building.

CONSIDERATIONS

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

Principle of Development

The site lies in an area designated for residential purposes in the Adopted Local Development Plan (Policy H1). Consideration requires to be given to the appropriateness of student accommodation in a residential area.

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 Management Team have provided some initial feedback. A transport statement would be required as part of the application.

Other documents

The following documents are also required to be submitted with the application;

- Parking survey
- Drainage strategy
- Desk top report relative to contaminated land
- Design and Access statement
- Supporting statement

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 has been proposed within the Proposal of Application Notice. A public consultation is due to be undertaken on 26th May which was advertised in the local press on the weekend of 15th/16th May in the Evening Express. It is worth noting that informal consultation with the local community has already taken place outwith the formal consultation process.

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.