

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 29 October 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.
Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Cooney, Greig, Jaffrey, Nicoll, Jennifer Stewart and Stuart.

Also present as local Member: Councillor Allan

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MId=3720&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.

MINUTE OF PREVIOUS MEETING OF 21 SEPTEMBER 2015

2. The Forum had before it the minute of its previous meeting of 21 September 2015 for approval.

The Forum resolved:-

to approve the minute.

EXTENSION TO UNION SQUARE SHOPPING CENTRE AND CAR PARK - 151362 / 151363

3. The Forum had before it a report by Planning and Sustainable Development on submission of a Proposal of Application Notice which outlined a potential application by Union Square Developments Ltd for the extension of the Union Square shopping and leisure centre.

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

PRE-APPLICATION FORUM

29 October 2015

The applicant highlighted that they had carried out various transport studies since December 2013 and had consulted with a wide range of stakeholders which included NESTRANS, retailers and officers working on the City Centre Masterplan.

Mr Kristian Smith, the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members. Mr Smith explained that limited background detail was available however there were various matters to consider, which included looking at the design quality issues, amenity considerations, relationships with other nearby developments, drainage and waste management issues as well as the scale and scope of the development.

The report recommended:-

that the Forum-

- (a) notes the key issues identified;
- (b) seeks clarification on any particular matters if necessary; and
- (c) identifies issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to request that the applicant investigate the redevelopment of the existing bus station, in terms of weather-proofing; access; layout; and integration and operation, with the suggestion that all bus companies be allowed access to the station;
- (ii) to request that the applicant consult with the new Disability Group and Stagecoach in regards to the new proposals;
- (iii) to request that the applicant liaise with Shopmobility in regards to various issues associated with the redevelopment of the site which might affect people with disabilities; and to request that consideration be given to siting a pay machine for car parking close to the disabled parking bays;
- (iv) to request that the applicant give consideration to garden roof areas in the new development to assist with the pollution problem in the area; and
- (v) to otherwise note the key issues at this stage.

- RAMSAY MILNE, Convener.