

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 14 December 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Cooney, Cormie, Greig, Jaffrey, Lawrence, 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&MId=3721&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 29 OCTOBER 2015

2. The Forum had before it the minute of its previous meeting of 29 October 2015 for approval.

The Forum resolved:-

to approve the minute.

FORMER DOBBIES SITE - 151526

3. The Forum had before it a report by Planning and Sustainable Development on submission of a Proposal of Application Notice by Carlton Rock Limited, which outlined a potential application for the development of approximately 55 family houses, a neighbourhood centre incorporating a range of facilities including possible convenience shopping, retail garden centre, church, veterinary surgery and medical and dental service with associated access, infrastructure and landscaping.

The Forum heard from David Murray, David Murray Associates acting on behalf of the applicant, who outlined the proposal in greater detail and responded to questions from members.

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Mr Murray advised that a public meeting had been held at Park Café, Hazlehead and at Airyhall School which generated useful ideas and outlined some concerns. Discussions had also taken place with Friends of Hazlehead Park.

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 members. Ms Greene explained that the buildings on site (formerly Dobbies Garden Centre) were currently used on a temporary basis by the 'Somebody Cares' charity. She advised that the site lies within the Green Belt and Green Space Network which would therefore mean that the application would be treated as a departure from the development plan. Apart from the green belt issue, the other issues were the appropriateness of the uses in this particular location and any other material considerations, including whether there was a need for the uses proposed. She indicated that there would need to be a Transport Assessment undertaken by the developers.

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 it would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to request that the applicant investigate the possibility that the proposed houses be built with the over 60's age group in mind, which may mitigate against educational requirements including low cost/ affordable homes, eco-friendly and bungalow style accommodation with smaller gardens and less parking;
- (ii) to request that the applicant address the issue of the invasive plant species located within the area;
- (iii) to request that the applicant consider the issue of the red squirrel and bat population within the site by introducing feeding stations and bat boxes respectively;
- (iv) to request that the applicant consider the accumulative effect of the traffic on access roads and the maintenance of the shopping area as a result of the proposed development; and
- (v) to otherwise note the key issues at this stage.

- RAMSAY MILNE, Convener.