

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 14 January 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Cooney, Corall, Cormie, Crockett, Dickson, Greig, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll and Sandy Stuart.

Also present as local Members: Councillor Hutchison

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 14 DECEMBER 2015

2. The Forum had before it the minute of its previous meeting of 14 December 2015 for approval.

The Forum resolved:-

to approve the minute as a correct record.

BROADFORD WORKS - 151783

3. The Forum had before it a report by Planning and Sustainable Development on submission of a Proposal of Application Notice by Ferness Investments holdings, which outlined major applications for redevelopment of the former Broadford Works and a number of associated listed buildings to form a residential-led, mixed use urban village of circa 890 units, incorporating private rental sector apartments and student residential bed spaces as well as leisure, crèche/nursery, restaurant, café and bar facilities, studio/workshops, gallery space, car parking and ancillary engineering works.

Mr Paul Williamson, the case officer, addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members. Mr Williamson explained that the site covered 3.5 hectares and was the conversion and redevelopment of the site. Mr Williamson outlined the extensive planning history in regards to this site and noted that the last planning application was approved subject to a Legal Agreement and planning conditions in September 2014.

Mr Williamson highlighted various aspects to the applications, namely

- The principle of the development
- The retention of the listed buildings

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- The consideration of transportation
- The provision of drainage

The Forum then heard from Jon Scordia, Cooper Cromer Architects, acting on behalf of the applicant, who outlined the proposal in greater detail and responded to questions from members. Mr Scordia explained that within the new proposal, twelve listed buildings would be saved and re-used on the site, compared to 11 on the previous application. Members asked if an area would be set up to show the 200 year history of the site. Mr Scordia explained that certain artefacts were discovered which can be retained and displayed and it was hoped that a history area would be developed. Members also asked about the lack of affordable housing within the proposed development and Mr Lorimer explained that following agreement from Scottish Ministers with the previous application, affordable housing was not required. Mr Lorimer indicated that the proposal would include mixed use accommodation. Finally members enquired about the retention of the two chimneys and tower block. Mr Scordia indicated that one of the key elements of the application was the heritage of the site and it was vitally important to the applicant to retain the history. Mr Scordia intimated they were investigating at present how the chimneys and tower could be used for the new development to reinforce its landmark status.

Mr Scordia advised that they had undertaken public consultation during December 2015 which generated useful ideas and outlined some concerns.

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 consider investigating the access points for traffic to help improve the flow of traffic, as well as sustainable transportation opportunities and improvements to the local roads network;
- (ii) to request that the applicant consider investigating and using Combined Heat and Power (CHP) or other low carbon technologies for the development;
- (iii) to request that the applicant use the listed buildings as a dominant feature in the development;
- (iv) to request that the applicant consider the delivery of a Mixed Use development and not just private rented flats, as well as the delivery of student accommodation; and
- (v) to otherwise note the key issues at this stage.

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CALDER PARK FOOTBALL STADIUM DEVELOPMENT - 151777

4. The Forum had before it a report by the Planning and Sustainable Development on submission of a Proposal of Application Notice by Halliday, Fraser & Munro, which outlined a potential application by Cove Rangers Football Club for the provision of a new football stadium, with a capacity of approximately 300 seats, together with ancillary club and changing facilities, a new synthetic pitch, floodlighting and associated car parking.

Mr Paul Williamson, the case officer, addressed the Forum, providing detail regarding the planning aspects of the application and responded to questions from members.

The Forum then heard a presentation from Scott Leitch, (Halliday, Fraser & Munro), Alan McRae (Cove Rangers President) and Duncan Little (Cove Rangers). The presenters outlined the proposal in greater detail and responded to various questions from members. It was also noted that a public consultation event on the proposals was held on 21 December and was attended by 40 individuals.

Members asked what was meant by community facilities and Mr McRae advised that there would be a 3G football facility which would be available for pupils from the local school to use, as well as for the use by local football clubs, at a favourable rate. It was also noted that a small corporate board room would be available for use by the community out with match days.

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:-

to note the key issues at this stage.

PROPOSED ENERGY FROM WASTE FACILITY - 151587

5. The Forum had before it a report by the Planning and Sustainable Development on submission of a Proposal of Application Notice by Amec Foster Wheeler, which outlined a potential application promoted by Aberdeen City Council for the creation of an energy from waste plant at Greenwell Road, East Tullos Aberdeen. The Application Site is currently occupied by a number of derelict structures and operational areas, the most notable of which is the gas holder, associated with the activities of Scotia Gas Networks.

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Mr Nicholas Lawrence, the case officer, addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members. Mr N Lawrence explained that the proposed development is for the Plant to convert municipal waste from the administrative areas of Aberdeen City Council, Aberdeenshire Council and Moray Council into heat and power. The proposed capacity of the Plan is in order of 150,000 tonnes per annum transported to the site via heavy goods vehicles and will operate 24 hours per day 7 days a week.

The Forum then heard from Heidi Thorsdalen and Linda Ovens, Amec Foster Wheeler and Peter Lawrence, Aberdeen City Council. The presenters outlined the proposal in greater detail and responded to various questions from members. Mr Peter Lawrence advised that a public event was held in October 2015 and meetings of the stakeholders group were ongoing. Mr Lawrence explained that modern combustion technology would be used and due to a landfill ban coming into affect in 2021, the aim is to put the site in a condition to not affect the environment in the future. Members enquired about the 24/7 opening hours and Mr Lawrence advised that combustion would happen 24/7 to keep the electricity supply going; however vehicles would only deliver waste to the plant 5 days a week. Mr Lawrence also intimated that the life span of the plant would be 20 years and they were looking at including an education site and visit area to the development. Ms Ovens explained that there would be no dioxin omissions as waste would be burned at 850 degrees and this would stop any odours to the local community. Finally Mr Lawrence advised that it was hoped that the power generated from the waste would heat 10000 homes and a plan was in place to identify which properties would be supplied.

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 Committee resolved:-

- (i) to request that the applicant investigate the possibility of using hydrogen vehicles for the delivery of waste to the Plant;
- (ii) to request that the applicant consider the effect of the traffic on Wellington Road as a result of the proposed development; and
- (iii) to otherwise note the key issues at this stage.

- RAMSAY MILNE, Convener.

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