

Public Document Pack



To: Councillor Milne; Convener; Councillor Finlayson, Vice Convener; and Councillors Boulton, Cooney, Corall, Cormie, Crockett, Donnelly, Greig, Hutchison, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Nicoll, Jennifer Stewart and Sandy Stuart

Town House,
ABERDEEN 09 August 2016

PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in Committee Room 2 - Town House on **THURSDAY, 18 AUGUST 2016 at 2.00 pm.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

BUSINESS

- 1 Introduction and Procedure Note (Pages 3 - 6)

MINUTES

- 2 Minute of Previous Meeting of 16 June 2016 (Pages 7 - 8)

PRE APPLICATION REPORTS

- 3 92-130 John Street - 160879 (Pages 9 - 12)
Planning Officer: Andrew Miller
- 4 Land at West Kingford - Community and Sports Campus, Football Academy and Stadium - 160853 (Pages 13 - 20)
Planning Officer: Garfield Prentice

Website Address: www.aberdeencity.gov.uk

Should you require any further information about this agenda, please contact Lynsey McBain, email lymcbain@aberdeencity.gov.uk or tel 01224 522123

PRE-APPLICATION FORUM **PROCEDURE NOTE AND GUIDANCE FOR MEMBERS**

1. This procedure note will operate on a trial basis 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, 16 June 2016 Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.
Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Cooney, Cormie, Greig, Hutchison, Jaffrey, Lawrence, Jean Morrison MBE, Nicoll, Jennifer Stewart and Townson (as substitute for Cllr Sandy Stuart)

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 1 JUNE 2016

2. The Forum had before it the minute of its previous meeting of 1 June, 2016 for approval.

The Forum resolved:-

to approve the minute as a correct record.

FORMER HAMILTON SCHOOL - 160294

3. The Forum had before it a report by the Interim Head of Planning and Sustainable Development on a submission of a Proposal of Application Notice by Halliday Fraser Munro on behalf of their client Status Properties Limited, for a proposed major development for a hotel, demolition and redevelopment of existing extension and change of use of existing listed buildings and all associated works, at 55-57 Queens Road Aberdeen.

The report advised that the site is located on the south side of Queens Road, to the west of its junction with Forest Road and Forest Avenue and lies within the Albyn Place/Rubislaw Conservation area. Two traditional detached buildings had been conjoined by way of a glazed lobby to the front, with a number of further extensions to the rear. A number of trees were present on the inside of the front boundary wall onto Queen's Road, and were covered by a Tree Preservation Order and a detached former dwellinghouse, latterly used as part of the school accommodation, is located to the southern end of the site, fronting onto Queen's Lane South.

The Forum heard from Stephen Barker and Graham Martin, Halliday, Fraser & Munro, acting on behalf of the applicant, who outlined the proposal in detail and responded to questions from members. Mr Barker explained that the twelve week consultation period was now complete and they held a public consultation on 20 May with 20 people in attendance. They also received six comments from the public consultation which raised concerns regarding noise and traffic issues. Mr Barker highlighted that as the building was previously used as a school, there was previous traffic problems with

PRE-APPLICATION FORUM

16 June 2016

parents dropping off children and picking up again. However he indicated that this would not be the case if the proposal went ahead as traffic would not all come at the same time and would be staggered. Mr Barker also intimated that there would be a car park at the front and rear of the hotel with an overspill car park off Queen's Lane. Mr Barker explained that they were looking at a new concept of turning a building inside out with all glazing facing inwards. He also indicated that the applicant was keen to include lots of planting and trees within the development which would add plenty greenery.

Mr Gavin Evans, the case officer, addressed the Forum and provided more details regarding the planning aspects of the application and responded to questions from members. Mr Evans explained that the proposal constitutes a major application for the redevelopment of the former Hamilton School and the works refers to a hotel of 6000sqm or more, along with associated change of use, the demolition of earlier extensions to the buildings and other associated works. Mr Evans explained that the development site was zoned under the West End Office Area (Policy B13 of the Aberdeen Local Development Plan) and the suitability of the location for a hotel development and its relationship with the adjoining uses would require to be examined. Mr Evans indicated that the design and layout would need to be addressed as well as the sustainable travel elements.

Following questions from members, it was noted that the proposal would see 20 parking spaces to front and 25 to the back. Members also asked about the use of Queen's Lane South and whether developer contributions could be used to improve the lane. Mr Evans advised that there were various things that could be done to improve the lane and this could be examined in due course. However it was noted that any developer contributions or improvements to the local roads network to be sought would have to be proportionate in scale and kind to the development and directly related to the impacts arising from it. It was also noted that a small gym would be included within the development for use by the residents.

The report recommended:-

That the Forum

- (a) Note the key issues identified at this stage;
- (b) If deemed necessary seek clarification, amplification or explanation on any particular matters; and
- (c) Identify relevant issues that members would like the applicants to address in any future applications.

The Forum resolved:-

- (i) to request that the applicant liaise with roads officers to look at ways to improve Queens Lane South for access;
- (ii) to request that privacy concerns for hotel users be investigated further; and
- (iii) to thank Stephen Barker and Graham Martin for their presentation.

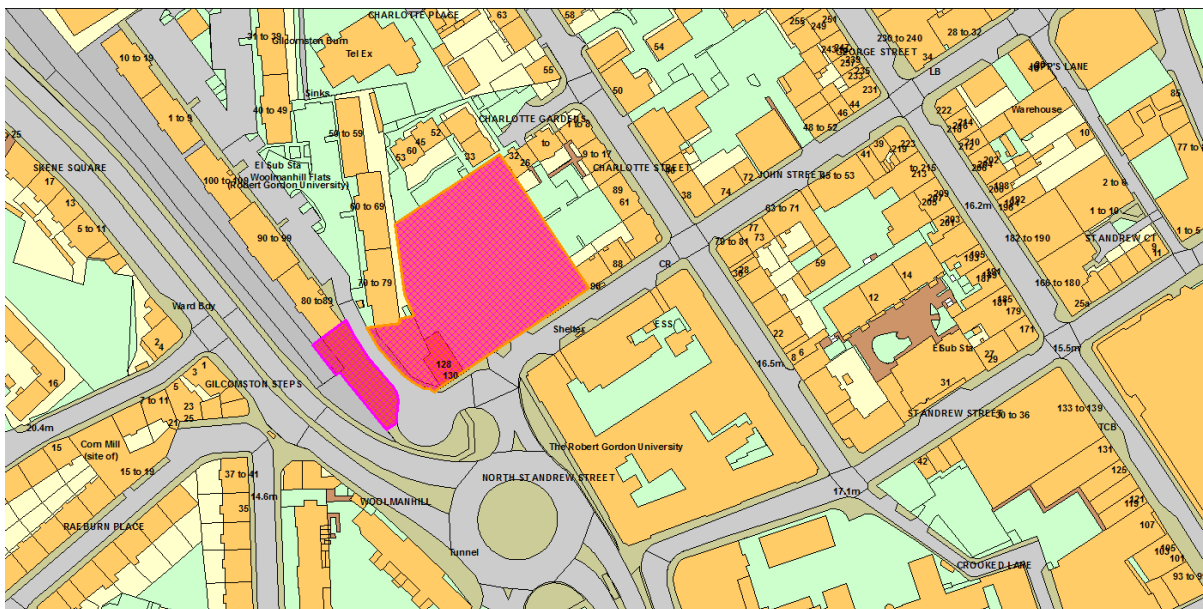
- COUNCILLOR RAMSAY MILNE, Convener.

Pre-Application Forum

160879: Redevelopment of site for purpose built student accommodation, ancillary facilities and associated infrastructure works at 92-130 John Street, Aberdeen, AB25 1LE

For: Downing Students (Aberdeen) Limited Partnership Incorporated

Application Date:	1 July 2016
Officer:	Andrew Miller
Ward:	George Street/Harbour
Community Council:	George Street
Advertisement:	None
Advertised Date:	N/A



Location Plan

SUMMARY

Report on a potentially forthcoming application by 'Downing Students (Aberdeen) Ltd for the development of student housing and associated works on a now largely vacant site at 92-130 John Street.

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 1 July 2016.

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.

SITE DESCRIPTION

The site comprises a largely vacant plot of land on John Street adjacent to the Woolmanhill Halls of Residence of Robert Gordon University. The site includes the Lumsden Security Locksmith premises and areas previously occupied by now demolished tenement buildings, with commercial uses at ground floor and the former Ambassador Snooker Club. There is also a smaller separate part of the site across John Street.

The surrounding area contains a mix of uses, with residential flats of mainly 4 stories in height to the north and east, Woolmanhill Halls of Residence to the west and the vacant Robert Gordon University building to the south.

RELEVANT HISTORY

Application Number	Proposal	Decision
P151447	Proposal of Application Notice for Redevelopment of Student Accommodation	Further Consultation Required – 8/9/15
P130579	Detailed Planning Permission for 182 Bedroom Hotel with one retail and one food drink unit at ground floor.	Approved 9/10/13
A6/1811	Detailed Planning Permission for 50 flats	Refused by Planning Committee 6/8/08, appeal to Scottish Gov. allowed 3/12/09.

DESCRIPTION OF PROPOSAL

The proposal of application notice is for the construction of student housing and associated works.

At this stage there is no specific number of units proposed, although the threshold for 'Major' scale development within which such a proposal would fall is 5,000m² or more of floor space created, given that the site is less than 2ha in size.

Pre-application discussions have been ongoing between planning officers and the applicant and their Agents.

CONSIDERATIONS

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

Principle of Development

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and the Aberdeen Local Development Plan 2012 (ALDP)), the site is located in a wider residential designation within the ALDP. Associated policy H1 creates a presumption in favour of residential uses in these areas, though non-residential uses will be considered where they are considered to be complementary to residential use. In this instance, the proposed use can be considered to be of a quasi residential nature. Whilst it does provide a form of residential use, the differences between student 'halls' and mainstream flatted developments must be given consideration (i.e. semi-permanent residential use and potential differing activity/ noise associated).

In this instance, the site is located in a city centre area with a high degree of activity in the surrounding area during the day and into evening hours and is bounded by established student accommodation. As such the use of the site for student accommodation is likely to be acceptable in principle.

Design and Layout

Should an application come forward in detailed form, the design and layout of the development and landscaping/ open space will be a key consideration. The proposals will also need to demonstrate compliance with relevant policies within the ALDP. In addition, the site is located on the edge of two Conservation Areas (Union Street and Rosemount), therefore the design and scale of any development on the site must respect the context and special character of these areas.

In addition, the site itself is relatively prominent on a main arterial route into the City Centre. The site is also highly visible from Union Bridge and Rosemount Viaduct, with any development having a visual impact on the setting of the Denburn Valley. Accordingly, the design of any proposed development would need to be of the highest quality.

Parking/Access

In determining proposals, development should ensure that any parking provision is in accordance with standards set out in the Transport and Accessibility Supplementary Guidance, though consideration will also be given to low/zero car development where development is in close proximity to public transport links.

PRE-APPLICATION CONSULTATION

The proposal of application notice details the level of consultation which will be undertaken as part of the Pre-Application Consultation. In this instance, the applicant proposes to carry out a public consultation event at Aberdeen Central Library on Wednesday 17 August 2016, with publicity in the Evening Express a week in advance, posters in proximity of the site and a mail drop to properties in close proximity to the site. Consultation will also be undertaken with George Street, City Centre and Rosemount and Mile End Community Councils.

List of potentially relevant LDP Policies

I1 (Infrastructure Delivery and Developer Contributions) ensures new development is accompanied by sufficient services/infrastructure/facilities.

T2 (Managing the Transport Impact of Development) requires new development to minimise traffic generated by development.

D1 (Architecture and Placemaking) seeks to ensure high standards of design.

D2 (Design and Amenity) ensures appropriate levels of amenity are provided in new development.

D3 (Sustainable and Active Travel) seeks to minimise travel by private car.

D4 (Aberdeen's Granite Heritage) ensures granite buildings are retained where possible and where demolished, the reuse of granite within new development.

D5 (Built Heritage) ensures development affecting setting of Conservation Areas complies with Scottish Planning Policy.

D6 (Landscape) requires new development to respect important view's of the City's Townscape.

H1 (Residential Areas) ensures new development is compatible with established residential uses.

NE4 (Open Space Provision in New Development) ensures open space is provided in new residential development.

NE6 (Flooding and Drainage) requires surface water to be treated in the most appropriate manner relating to SuDS, with foul drainage connecting to public sewers.

NE10 (Air Quality) seeks to avoid development having an adverse impact on air quality.

R2 (Degraded and Contaminated Land) ensures such land is restored/remediated to a level appropriate to its proposed use.

R6 (Waste Management Requirements for New Development) requires new development to provide sufficient storage space for waste.

R7 (Low and Zero Carbon Buildings) requires all new buildings to reduce CO₂ emissions in line with standards contained in Supplementary Guidance.

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

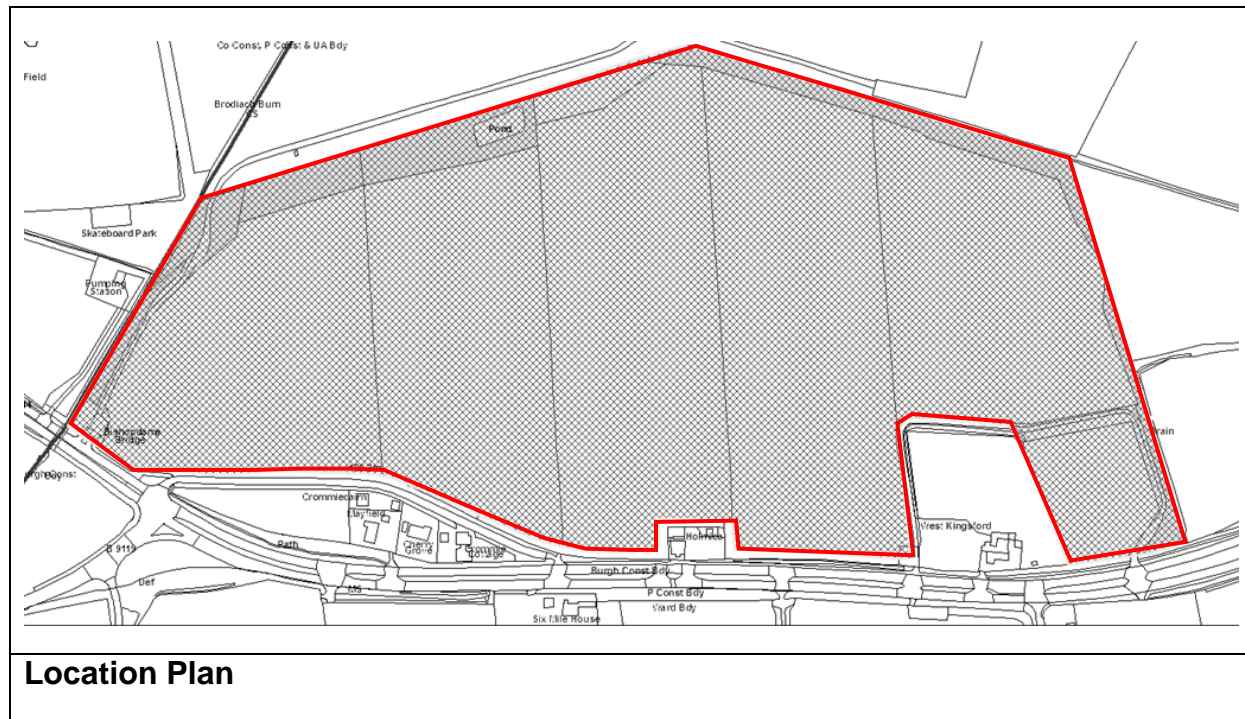
- (i) note the key issues identified;**
- (ii) if necessary seek clarification on any particular matters; and**
- (iii) identify relevant issues which they would like the applicants to consider and address in any future application.**

Pre-Application Forum

160853: Major development - Community and sport campus, football academy and stadium (Circa 20,000 capacity), formation of access and all associated parking, landscaping and engineering works. at Land at West Kingsford (North of the A944 road)

For: Aberdeen Football Club

Application Date:	28 June 2016
Officer:	Garfield Prentice
Ward:	Kingswells/Sheddocksley/Summerhill
Community Council:	Kingswells
Advertisement:	
Advertised Date:	



SUMMARY

Report on a potentially forthcoming application by Aberdeen Football Club for a community and sport campus, including a football academy and circa 20,000 capacity stadium and associated works at land at West Kingsford.

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 1 July 2016 which can be viewed online at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZY9GBZSK372>

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.**

SITE DESCRIPTION

The site is located on land designated as green belt at West Kingsford, on the north side of the A944 dual carriageway, some 500 metres to the east of Westhill and approximately 1km to the west of the Prime Four Business Park at Kingswells. The western edge of the site abuts the Brodiach Burn, which at this location forms the boundary between the City Council's and Aberdeenshire Council's administrative areas. The site largely comprises a number of agricultural fields, extending to an area of some 24.5 hectares. Immediately to the south of the site are five houses. To the north is open ground, while to the east and south across the dual carriageway is agricultural land. To the west are 'Lawsondale' playing fields and an area of open ground. An access track from the A944 runs northwards through the site, close to the western boundary and lead to land beyond the application site.

RELEVANT HISTORY

Application Number	Proposal	Decision
160828	Environmental Impact Assessment (EIA) Screening Opinion Request	EIA required – decision date 4 July 2016.

DESCRIPTION OF PROPOSAL

The proposal of application notice is for a 'major development' comprising a community and sport campus, football academy and stadium (Circa 20,000 capacity), formation of access and associated parking, landscaping and engineering works. At this stage there are no further details of the proposal.

CONSIDERATIONS

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

Paying regard to the Development Plan (i.e. the Aberdeen City and Shire Strategic Development Plan 2014 (SDP) and the Aberdeen Local Development Plan 2012 (ALDP)), the site is located in the green belt. The associated policy NE2 creates a presumption against development unless it relates to purposes essential for agricultural, woodland and forestry or to recreational uses compatible to an agricultural or natural setting or to mineral extraction/restoration or to landscape renewal.

As noted in Relevant History above, the proposed development has been screened under the Environmental Impact Assessment (Scotland) Regulations 2011 and it has been determined by this Authority that an EIA will need to be undertaken and an Environmental Statement should therefore be submitted alongside any future planning application.

Location of the Development

The out-of-centre location, relative to Aberdeen, of the proposed development is an important and major consideration. Regard would be required to the suitability and sustainability of the location of the site, especially given its green belt designation.

Any public safety issues arising from the close proximity of the stadium to two major pipelines (Shell Gas and BP Forties) would require to be assessed as part of any planning application.

Regard would also be required to be given to any potential contamination on the site, reflecting a history of landfill.

Potential Landscape, Visual and Environmental Impacts

Although no specific details have been provided of the proposed stadium, other than its likely approximate capacity of circa 20,000 people, the stadium would be of substantial size and massing and consideration would need to be given to the potential significant effect there would be on the landscape character and visual amenity of the area. Particular regard would be required to the high visibility of the site and the proposal from strategic viewpoints (for example, the A944 road, Core Path No.91, Brimmond Hill, the

AWPR when completed and Westhill) and from a number of sensitive receptors (for example, residences, recreational viewpoints and path users). When combined with the other facilities proposed, the development would result in the loss to some 24.5ha of green belt/agricultural land. Due to its location, the potential cumulative impacts of ribbon development arising from its proximity to Aberdeen Western Peripheral Route (AWPR), the Prime Four Business Park and Westhill would require careful assessment.

Consideration would need to be given to the use of natural resources, including the resultant loss of a substantial area of agricultural land, which according to the Land Capability for Agriculture is land capable of supporting mixed agriculture.

Regard would need to be given to the potential impacts of the proposal in relation to light pollution and/or nuisance, noise from traffic and other sources and higher emissions from the large number of vehicles being driven to the site when operational. The potential use of large volumes of water for watering pitches, high levels of electricity used, especially for lighting and the production of municipal waste, construction waste and sewage are considerations.

The permanent change in land use, the permanent change in landscape character, the clearance of existing vegetation, the potential impacts on the local ecology, biodiversity/habitat, hydrology and changes to waterbodies arising from water run-off would all be important considerations. The impact of the proposal on the Brodiach Burn and on water quality would require consideration.

Design and Layout of the Development

The layout/scale of the stadium and associated ancillary buildings, extent of car parking and landscaping would be determined at application stage. A high standard of design is expected for all applications within the City Council area.

Given the undeveloped nature of this site and the largely agricultural character of the immediately surrounding area (albeit acknowledging the relationship to Westhill), the landscape impact of the stadium and ancillary buildings shall require careful siting to minimise adverse impacts.

Accessibility, Traffic and Transportation

The traffic impact of the development would be assessed as part of any application submission. Traffic management and access to and from the site would also be examined, together with the linkages to public transportation. A suitable level of car, cycle and motorcycle parking would be agreed and the proposals would be expected to accord with transportation policies within the ALDP and the Council's Supplementary Guidance on Transport and Accessibility. Given the site's relatively remote location from the City Centre and from many residential areas of the City, it is expected that particular consideration would be given to the inclusion of sustainable transportation measures for

this site, including the transportation to and from the site of substantial numbers of people at match/event times.

Sports, Community and Economic Impacts

Due regard would need to be given to access to the facility by the general public, in addition to that of the Football Club. As such, there is the potential for benefits to not only the local community but also to the wider population within Aberdeen City. Consideration would also have to be given to the potential benefits of a new, modern and major sports facility for the City and region. Careful consideration would also be needed of any potential economic benefits to the City and region, but also any adverse impacts there would be on the City Centre on match/event days arising from the relocation away from Pittodrie Stadium.

Residential Amenity

Although located in a largely rural and green belt location, there are a small number of houses close to site. Westhill is located some 500 metres to the west. Accordingly, careful consideration would need to be given any impacts on residential that may arise from the use of the proposed facilities, from traffic going to and from the site and from the large volumes of people who would visit the site on match/event days.

Drainage and Flood risk

It is expected that both surface and foul drainage would discharge into the public sewer networks within the area. A drainage impact assessment would be required in order to demonstrate that the development could be adequately drained. Further submissions are also likely to be necessary in respect of flood risk.

PROPOSED LOCAL DEVELOPMENT PLAN

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues

subject to Examination. The foregoing can only be assessed on a case by case basis. In relation to this particular pre-application submission, the relevant policies generally reiterate, or in some cases strengthen the equivalent policies within the extant local development. As such there are no significant material changes between the two plans with regard to the consideration of this proposal.

PRE-APPLICATION CONSULTATION

The proposal of application notice details the level of consultation which will be undertaken as part of the Pre-Application Consultation. In this instance, the public consultation comprises the following -

Four Mile House, Kingswells, Tuesday 28th of July,
Holiday Inn hotel, Westhill, Friday 29th of July and Saturday 6th August
Aberdeen Asset Management Suite, Pittodrie, Tuesday 2nd of August, 8pm.
Staffed 'pop-up' exhibitions also arranged to be displayed at the Trinity Shopping Centre (Wednesday 3rd August), Central Library (Friday 5th August,) and at Pittodrie Stadium (Monday 8th August,).

The events were advertised in the Press & Journal and Evening Express on Friday 15th July, within Public Notices.

Consultation has also take place with Kingswells Community Council and with Westhill & Elrick Community Council

LIST OF POTENTIALLY RELEVANT LOCAL DEVELOPMENT PLAN POLICIES

Policy NE2 (Green Belt) which seeks to control the types of development permissible in the green belt

Policy RT1 (Sequential Approach and Retail Impact) requires that a sequential approach to the location of commercial leisure development is taken

Policy RT2 (Out-of-Centre Proposals) seeks to avoid adverse impacts from such developments on existing centres

Policy I1 (Infrastructure Delivery and Developer Contributions) ensures new development is accompanied by sufficient services/infrastructure/facilities.

Policy T2 (Managing the Transport Impact of Development) requires new development to minimise traffic generated by development.

Policy D1 (Architecture and Placemaking) seeks to ensure high standards of design.

Policy D3 (Sustainable and Active Travel) seeks to minimise travel by private car.

Policy D6 (Landscape) requires new development to respect important views of the City's Townscape.

Policy NE6 (Flooding and Drainage) requires surface water to be treated in the most appropriate manner relating to SuDS, with foul drainage connecting to public sewers.

Policy NE8 (Natural Heritage) which seeks to protect the natural heritage, ecology and biodiversity of the City

Policy NE10 (Air Quality) seeks to avoid development having an adverse impact on air quality.

Policy R6 (Waste Management Requirements for New Development) requires new development to provide sufficient storage space for waste.

Policy R7 (Low and Zero Carbon Buildings) requires all new buildings to reduce CO₂ emissions in line with standards contained in Supplementary Guidance.

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 and the associated Environmental Statement and transportation assessment are 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.**

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