

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 8 December 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, Donnelly, Hutchison, Jaffrey, Lawrence, Jean Morrison MBE and 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 27 OCTOBER 2016

2. The Forum had before it the minute of its previous meeting of 27 October 2016 for approval.

The Forum resolved:-

to approve the minute as a correct record.

LAND AT INCHGARTH ROAD - 161227

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 (PoAN) by Burness Paull on behalf of their client, Cults Property Development Company Ltd, for a proposed sports facility (including all weather pitch, sports pavilion and changing facilities), small development of a mix of housing (including retirement village) and creation of relief road between Inchgarth Road and North Deeside Road.

The report advised that the site was 9.87 Hectares in size and consisted of fields, with trees along the boundaries. There is a significant change in levels across the site, with the southern site boundary sitting more than 20m below the level at North Deeside Road. The land is located within the Pitfodels Conservation Area and trees along North Deeside Road are protected by Tree Preservation Order (TPO). Running across the middle of the site is the Deeside Walkway whilst the site is bounded to the south by Inchgarth Road and to the north by North Deeside Road. The site is identified as a likely bat habitat and the Deeside Walkway is designated as a core path.

The report also noted that there were two possible options shown on the submitted plans and both involved the creation of the link road between North Deeside Road and Inchgarth Road, crossing the former Deeside Railway footpath via a bridge.

PRE-APPLICATION FORUM

8 December 2016

Both options include

- Flats, shown in a layout derived from large detached houses within individual plots;
- Townhouses, indicated as semi detached;
- Six small shop units, with indicative proposed uses including doctors surgery, pharmacy, physiotherapist, hairdressers, newsagents and coffee shop;
- Care home, indicative size of 40 bedrooms.

In the south west area of the site, there are two options indicated.

Option A – all weather pitch and pavilion, containing changing rooms and associated facilities

Option B – retirement units with open space.

The Forum heard from David Suttie, Cults Property Development Company Ltd and Theresa Hunt, Burness Paull. Mr Suttie outlined the proposal in detail and responded to various questions from members. Mr Suttie explained that they had an innovative design to improve the road and also presentations on consultation regarding the possible changes had been undertaken with two public consultations held at the Marcliffe Hotel. Mr Suttie explained that they would be willing to develop either of the proposed options. In regards to the proposed sports facility, Mr Suttie advised that the facility might not be in use after 9pm and the wildlife corridor would also be retained. He indicated that they were currently in talks with Robert Gordon University regarding the proposals and they were very supportive, as Mr Suttie highlighted there was a requirement for a sports facility in the Garthdee area.

Mr Suttie provided details on both option A and option B.

The Forum then heard from Lucy Greene, Case Officer, who addressed the Forum and provided details regarding the planning aspects of the application and responded to questions from members. Ms Greene advised that in relation to the key planning policies, NE2 Green Belt, was an important policy and noted that proposals for the improvement to the Bridge of Dee roundabout was going before the Communities, Housing & Infrastructure Committee in January. Ms Greene explained that an air quality impact assessments and a traffic impact assessment would be required. Ms Greene also highlighted that a tree survey would be required and the proposals would be assessed on impact on the character of the green belt. In conclusion, Ms Greene advised that the greenbelt and green space network, as well as the landscape impact and Conservation area were all important factors regarding the proposals.

The Forum then heard from Scott Lynch and Colin Burnet, Senior Engineers, who provided information in regards to the road and infrastructure elements. Mr Lynch advised that a transportation assessment would be required to see how the new road could handle the influx of traffic. Mr Burnet explained that the proposal was below standard for this type of road. Mr Burnet noted that the width of the road was suitable however the 40-50m radius on the corners was very tight.

PRE-APPLICATION FORUM

8 December 2016

Members then asked a number of questions in regards to the proposals. In relation to the number of houses and 25% affordable housing target, Ms Hunt advised that retirement housing could be deemed as affordable, however discussions would take place after the application was submitted. In relation to the prices of the proposed houses, Mr Suttie advised that they needed to be affordable to the community and some houses would be priced around £300,000. In relation to the proposed sport facility Mr Suttie indicated that RGU may use the sports pavilion. It was also noted that discussions were ongoing with potential clients for the village which might include a doctor's surgery, hairdressers and dentist. The Convener asked about the potential departure from the Local Development Plan (LDP) and Ms Greene explained that it would be a departure from the green belt policy and also a possible significant departure from the LDP, which would then require a Pre Determination Hearing and determination at Full Council. In regards to drainage, Ms Greene advised that a flood risk assessment and a drainage impact assessment would be required and would take into consideration flash flooding

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 applicant to consider and address in any future application.

The Forum resolved:-

- (i) to request that the applicant liaise with Robert Gordon University in regards to the maintenance of the sports ground;
- (ii) to request that the applicant continue to liaise with NHS for a possible pharmacy in the proposed village;
- (iii) to request that the applicant look at the potential for lower cost housing; and
- (iv) to thank the applicant for his informative presentation.

- COUNCILLOR RAMSAY MILNE, Convener.

PRE-APPLICATION FORUM