

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 Councillor 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.