

## **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM**

ABERDEEN, 1 June 2016. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM.  
Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Cooney, Copland (as substitute for Councillor Corall), Cormie, Donnelly, Hutchison, Jaffrey, Jean Morrison MBE, Nicoll 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 21 APRIL 2016**

2. The Forum had before it the minute of its previous meeting of 21 April, 2016 for approval.

**The Forum resolved:-**

to approve the minute as a correct record.

### **WOOLMANHILL HOSPITAL - 160112**

3. The Forum had before it a report by Planning and Sustainable Development on submission of a Proposal of Application Notice by CAF Properties (Woolmanhill) Ltd and NHS Grampian for a proposed redevelopment to include residential development, serviced apartments and a boutique hotel.

The report advised that the former hospital site was declared surplus to the operational requirements of NHS Grampian in 2013 and all facilities, save the audio and ear, nose and throat units, have been relocated elsewhere within the NHS Grampian estate. The internal courtyard remains available for parking to service the retained functions.

A public consultation event, incorporated a series of display boards that provided an indication of the split and magnitude of the proposals as follows:-

- Simpson Pavilion and Porter Lodge (Hotel – 52 bedroom and store room)
- Stephenson Building (27 Serviced Apartments)
- Victorian Pavilion (32 Residential Apartments)
- Archive Building (10 Affordable Apartments)

**PRE-APPLICATION FORUM**  
1 June 2016

The Notice also references the provision of car parking, within part of the former basement area, together with additional spaces taken off Spa Street, internal courtyard area and private gardens.

Vehicular access to the hotel is to be via the existing access point; whereas access to the residential and serviced apartments is off Spa Road, at three points all of which service surface car parking. Whilst the southernmost aspect also provides access to an element of underground parking. The existing vehicular access onto the Woolmanhill roundabout is to be restricted to pedestrians only.

In addition, the Notice was devoid of any reference to the demolitions, which include:-

- Demolition of boiler house (B Listed)
- Demolition of range of outbuildings (B Listed)
- Demolition of part of boundary walls (A Listed)
- Demolition of external enclosed staircases (B Listed)

The main considerations against which the planning and listed building consent applications would be assessed against are likely to be:-

- Principle of the development;
- Impact of the proposed development upon the listed buildings their fabric (external and internal), context, setting and status as buildings of special architectural and historic interest;
- Impact upon the character and appearance of the two Conservation Areas;
- Demolition of listed buildings;
- Amenity space (provision and quality);
- Parking and Access;
- Flooding/Drainage; and
- Protected Species (primarily Bats and Swifts).

**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 heard from Nicholas Lawrence, who provided an overview of the proposed development and advised that a further meeting with the developer and architect was now scheduled to be held on 15<sup>th</sup> June 2016. Mr Lawrence indicated that the Woolmanhill entrance was to be reduced to pedestrian access only and that parking on Spa Street would be replaced by green areas to provide privacy for residents. Mr Lawrence advised that the applicant has indicated that they would support the proposal to extend the car club to a site adjacent to Rosemount Viaduct

**PRE-APPLICATION FORUM**  
1 June 2016

The Forum then received a power point presentation from Steven Lawrence and Charlie Ferrari in relation to the development. Mr Lawrence advised that the proposed 52 bedroom hotel would be operated by renowned Scottish Hospitality operator G1 Group. Parking would be provided for 41 cars to serve hotel and serviced apartments and that pedestrian access routes would be provided throughout the site. The existing boiler house roof was to be removed to create a new car parking area. Existing facades to the boundary would be retained which will help expose the main gable entrance elevation of the Grade A listed building to Spa Street. The existing boiler house chimney was to be retained as part of the redevelopment. The 27 serviced apartments would also be operated by the G1 Group with facilitated stays being between one night to several months with full use of hotel facilities.

In response to questions from members, Mr Lawrence advised that the development was fully accessible for wheelchair and pram use; that refuse and servicing vehicles would access the development from Spa Street; that there would be a car valet system for the serviced apartments, and that the public open spaces would be maintained through a Deed of Conditions.

**The Forum resolved:-**

- (i) to request that the applicant consider a shop/café within the development;
- (ii) to request that the applicant consider the use of a combined Heat and Power System for the chimney; and
- (iii) to thank Steven Lawrence and Charlie Ferrari for their presentation.

**HAMILTON SCHOOL - 160294**

4. The Forum was advised that the applicant was unable to present to the Forum today, but hoped that they could do so at the next meeting.

**The Forum resolved:-**

to note the information provided.

**- COUNCILLOR RAMSAY MILNE, Convener.**

**PRE-APPLICATION FORUM**