

# Public Document Pack



To: Councillor Boulton, Convener; Councillor Stewart, Vice Convener; and Councillors Allan, Cooke, Copland, Cormie, Greig, Malik and Avril MacKenzie.

Town House,  
ABERDEEN 24 October 2019

## PRE-APPLICATION FORUM

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Committee Room 2 - Town House** on **THURSDAY, 31 OCTOBER 2019 at 2.00 pm.**

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **B U S I N E S S**

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

### **MINUTES**

- 2 Minute of Previous Meeting of 19 September 2019 (Pages 7 - 14)

### **PRE APPLICATION REPORTS**

- 3 54 Gallowgate, Greyfriars House - Major redevelopment to form primarily residential units including demolition and other ancillary development with car parking, access, landscaping and infrastructure (Pages 15 - 22)

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Should you require any further information about this agenda, please contact Lynsey McBain, email [lymcbain@aberdeency.gov.uk](mailto:lymcbain@aberdeency.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 28<sup>th</sup> 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, 19 SEPTEMBER 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Boulton, Convener; and Councillors Allan, Copland, Cormie, Greig, Henrickson (as substitute for Councillor Cooke) and MacKenzie.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

### **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 15 AUGUST 2019**

2. The Forum had before it the minute of its previous meeting of 15 August 2019, for approval.

#### **The Forum resolved:-**

to approve the minute as a correct record.

### **BINGHILL HOUSE, BINGHILL ROAD ABERDEEN - 190857**

3. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by Halliday Fraser Munro, on behalf of their client, Mrs S Buyers & Donald Farms Ltd, for a mixed use major development incorporating a new retirement community, the extension to and conversion of Bingham House to a care home, new purpose built retirement and residential accommodation and other supporting uses and community allotments, at Bingham house, Bingham Road Aberdeen, 190857.

The report advised that the application site sat to the north of Milltimber and was allocated as both Greenbelt and Green Space Network in the adopted Local Development Plan. The site contained Bingham House which was a category C listed building, its grounds and adjacent land to the east at Bingham Farm.

The report advised that this proposal would constitute a major development.

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The Forum heard from Mr Steve Crawford, Halliday Fraser Munro, agent for the proposal, who explained that the proposal was for age specific active retirement accommodation and to also open up the grounds of the house for public use. Mr Crawford also noted that a Local Development Plan bid had been lodged for the proposal.

Mr Crawford explained that a Proposal of Application Notice had been submitted on 28 May 2019 and a public consultation event was held on 20 June 2019. The public consultation event was attended by 85 individuals with 50 written responses received. Cults, Bielside and Milltimber Community Council had been consulted on the proposals and were currently seeking comments from the community via their website. Mr Crawford advised that since the public consultation event, the proposal had been reduced in scale and would be for the house and grounds only, there would be no mainstream housing but all retirement/age-specific properties and a potential to shift the housing northwards away from the southern site boundary. The proposal would retain the following:-

1. Retirement flats
2. Retirements cottages
3. Care home
4. Community allotments
5. Small on-site shop/café
6. Public access

Mr Crawford advised that the key features would be a low rise, low impact development, low energy homes with low running costs, high quality modern kitchens and appliances, high speed broadband, video entry system for apartments, communal garden areas, pet friendly, discrete care and community allotments.

The Forum also heard from Shona Buyers, site owner and applicant. Mrs Buyers explained that she had inherited Bingham House and had previously leased it out however was now looking at other uses for it. She explained that when her father was ill, he wished to remain living in Milltimber but found it difficult to find a suitable bungalow in the area. As a result, Mrs Buyers felt that there was a need for housing for people over 65 and for people to maintain an active lifestyle. Mrs Buyers noted that they were proposing 50 to 60 low density bungalows or flats and hoped to get the tennis court re-established. There were also extensive woodlands walks.

The Forum then heard from Professor Norman Hutchison, Independent Advisor, who advised that he had been looking at senior housing and there was a problem, following the baby boom in the 1960s. He explained that the Cults, Bielside and Milltimber area had more elderly residents than other areas in Aberdeen. Professor Hutchison also advised that house builders were building family homes that were not designed for those who were less able. He advised that Aberdeen required a development like this that would support independent living.



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Mr Crawford concluded the presentation by advising that they would work up a masterplan for the site to go along with the application and gave details on the three key principles:-

1. Sensitive development of small, low rise, low impact cottage style accommodation in the grounds and supported living apartments, possibly in the house.
2. Retention and conversion/extension of Binghill House to provide closer care accommodation; and
3. Modern, flexible and future proof homes.

Mr Crawford also intimated that they were keen to receive any further feedback before lodging the application.

The Forum then heard from Mr Gavin Clark, Case Officer, who addressed the Forum and provided details regarding the planning aspects of the application and responded to questions from members. Mr Clark advised that as the proposal could be a significant departure from the Local Development Plan, a Pre Determination Hearing would be required, before being determined by Full Council. Mr Clark also noted that Binghill House was categorised as listed.

Mr Clark explained that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

- Pre-Application Consultation Report;
- Design and Access Statement including Visualisations;
- Heritage statement;
- Sequential test (and potentially a Retail Impact Assessment);
- Drainage Impact Assessment;
- Noise Impact Assessment;
- Phase 1 Habitat Survey;
- Archaeological Survey;
- Bat Survey;
- Transport Assessment;
- Travel Plan;
- Landscaping and Maintenance Plans;
- Low and Zero Carbon Buildings and Water Efficiency Statement; and
- Affordable Housing Delivery Strategy.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

- That the stone circle within the grounds was protected by Historic Scotland and would not be compromised by any potential development;
- That the applicant would investigate the possibility of a bus service;
- That electric car charging points would be available;

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- The design was at a very early stage in regard to the houses and as such was still being looked at and no final decision had been made in terms of designs, however it would also look at low energy housing; and
- The applicant hoped to have extensive medical facilities in the development.

**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 note the information provided from both the applicant and the case officer; and
- (ii) to thank the presenters for their informative presentation.

**SILVERBURN HOUSE, CLAYMORE DRIVE ABERDEEN - 191150**

4. The Forum had before it a report by the Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application Notice by Space Solutions, on behalf of their client, Parklands View LLP per CTL Estates, for a proposed major development with around 100 to 150 units, potentially including facilities consisting of approximately 1000-3000 sqm of class 1, 2 and 3 at Silverburn House, Claymore Drive Aberdeen, 191150.

The report advised that Silverburn House was a recently demolished office building located in a prominent position on a main route into Aberdeen from the north and the site had recently been cleared. The site formed part of the Aberdeen Energy Park, which lay north of the Aberdeen Exhibition and Conference Centre and on the eastern side of Ellon Road. Silverburn House and the surrounding land to the north and east was identified in the Aberdeen Local Development Plan as “Specialist Employment Areas” with a focus on Class 4 (business) uses.

The report further explained that to the south of the site lay the Aberdeen Exhibition and Conference Centre, which was zoned within a mixed use area and identified as Opportunity Site OP13 in the Local Development Plan.

The Forum heard from Angus Smith, Architect for Space Solutions and Alex Robb, AB Robb, Property Agent and client representative, in regard to the proposed application. Mr Smith explained that they had recently met with Bridge of Don Community Council in regard to the proposal and were not looking at the proposals on their own, but in line with the other planning applications in the area, such as the former Aberdeen and Exhibition and Conference Centre site, which was located close to the site. Mr Smith advised that they submitted a bid through Aurora Planning Consultants for the new Local Development Plan in order to ask for the site to be considered as a development

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opportunity site for residential use of 100 units. Currently the site was classed as employment land, but due to the downturn in the Oil and Gas sector, it was felt that this was not required as employment land. Mr Smith noted that a notice was published in the Press and Journal and Evening Express on 18 September 2019 advertising the public exhibition and consultation event, which was due to be held on 8 October 2019 at the Sports Centre on Claymore Drive.

Mr Smith explained that within the proposals and site they hoped to have a local store, a dental practice, medical practice and a coffee shop, as well as a community green, landscaped areas, pedestrian links and also the retention of the existing sports centre which could potentially be a new operator.

The Forum then heard from Mr Gavin Evans, Case Officer, who addressed the Forum and provided details regarding the planning aspects of the application and responded to questions from members.

Mr Evans explained that the site was now a cleared site, following the demolition of Silverburn House, with the retention of the local sports centre. Mr Evans advised that due to the development hierarchy, this was classed as a major development and as such would require to comply with the statutory requirement for a Proposal of Application Notice. He explained that the site was for business use only and not residential use and as such, if the application was submitted, it would be classed as a significant departure from the Local Development Plan and would require a Pre Determination Hearing, before the application being considered at Full Council.

Mr Evans also highlighted that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

- Pre-Application Consultation Report;
- Drainage Impact Assessment;
- Analysis of Business/Industrial and Housing Land supply;
- Details of mitigation of potential conflict between housing and business/industrial uses;
- Masterplan;
- Design and Access Statement;
- Landscape Strategy and Management Plan;
- Transport Assessment/Transport Statement;
- Travel Plan;
- Noise Impact Assessment;
- Affordable Housing Delivery Strategy;
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan; and
- Low and Zero Carbon Buildings and Water Efficiency Statement.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

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1. The applicant advised that the AECC development would be ahead of their development in terms of progress and as a result would mirror what was proposed for that development in terms of education provision;
2. There was the potential to have connectivity with the site and Aberdeen beach;
3. The applicant were in discussions with Council housing officers and mainstream house builders regarding whether the properties would be Council housing, private housing or a mixture of both depending on demand; and
4. There would be a factor for the properties in order to maintain the landscaping and grounds.

**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 note the information provided from both the applicant and the case officer; and
- (ii) to thank the presenters for their informative presentation.

**Councillor Marie Boulton - Convener**

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 <p><b>ABERDEEN</b> CITY COUNCIL</p>	<h2>Pre-Application Forum</h2>
	<p>Report by Development Management Manager</p>
	<p><b>Committee Date:</b> 31 October 2019</p>

<b>Site Address:</b>	54 Gallowgate, Greyfriars House, Aberdeen, AB10 1LU
<b>Application Description:</b>	Major redevelopment to form primarily residential units (maximum approx. 140) including demolition and other ancillary development with car parking, access, landscaping and infrastructure
<b>Application Ref:</b>	191321/PAN
<b>Application Type</b>	Proposal of Application Notice
<b>Application Date:</b>	29 August 2019
<b>Applicant:</b>	Telereal Trillium
<b>Ward:</b>	George Street / Harbour
<b>Community Council:</b>	City Centre
<b>Case Officer:</b>	Alex Ferguson



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## APPLICATION BACKGROUND

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### Site Description

The application site comprises a 3 storey and basement 'C' shaped vacant office building and surface car park situated on the eastern side of Gallowgate, lying to the north of a late 20<sup>th</sup> Century flatted development on Littlejohn Street and immediately to the south of the Gallowgate public car park. The flat-roofed, white-rendered building dates from the mid-to-late 20<sup>th</sup> Century.

### Relevant Planning History

A Proposal of Application Notice (PoAN) was submitted and agreed for this proposal under planning reference 191321/PAN on 29 August 2019.

## APPLICATION DESCRIPTION

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### Description of Proposal

The proposal is for a major redevelopment to form primarily residential units (maximum approx. 140) including demolition of the existing building and formation of other ancillary development with car parking, access, landscaping and infrastructure.

Three indicative options for the proposed redevelopment of the site have been put forward as follows:

1. **90 units** - One 'C' shaped building approximately replicating the footprint of the existing office building. The new building would be 5 storeys in height, with the top storey at roof level recessed from the wallhead, with balcony terracing;
2. **120 units** – Two buildings: one 5 storey (with recessed top storey) linear block onto Gallowgate and one 'C' shaped block in the eastern half of the site, with a central opening to the carpark to the north;
3. **140 units** – One 'E' shaped building, approximately replicating the footprint of the existing building but with the addition of a central wing projecting south. The building would increase from 5 storeys (with top storey recess) onto Gallowgate, stepping up to 7 storeys (with top floor recessed) at the eastern end.

All three options propose to retain the existing vehicular access taken off Gallowgate which serves a surface car park to the rear (south) of the building. An element of car parking is proposed to be retained in all three options, with a landscaped communal amenity area provided on a deck built above the car park.

## MATERIAL CONSIDERATIONS

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### Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in



accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

### **National Planning Policy and Guidance**

- Scottish Planning Policy (SPP)
- Historic Environment Policy for Scotland (HEPS)
- Historic Environment Scotland guidance: [‘Managing Change in the Historic Environment: Setting’](#)

### **Aberdeen City and Shire Strategic Development Plan (2014) (SDP)**

The purpose of the SDP is to set a spatial strategy for the future development of the Aberdeen City and Shire. The general objectives of the plan are promoting economic growth and sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change, limiting the use of non-renewable resources, encouraging population growth, maintaining and improving the region’s built, natural and cultural assets, promoting sustainable communities and improving accessibility.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In the light of this, for proposals which are regionally or strategically significant or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeen City Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

### **Aberdeen Local Development Plan (ALDP)**

- D1: Quality Placemaking by Design
- D2: Landscape
- D3: Big Buildings
- D4: Historic Environment
- H2: Mixed Use Areas
- H3: Density
- H4: Housing Mix
- H5: Affordable Housing
- I1: Infra Delivery & Planning Obligation
- NC1: City Centre Development - Regional Centre
- NE4: Open Space Provision in New Development
- NE5: Trees and Woodland
- NE6: Flooding, Drainage and Water Quality
- NE8: Natural Heritage
- T2: Managing the Transport Impact of Development
- T3: Sustainable and Active Travel
- T4: Air Quality
- T5: Noise

- R2: Degraded and Contaminated Land
- R6: Waste Management Requirements for New Development
- R7: Low & Zero Carbon Build & Water Efficiency

### **Supplementary Guidance**

- Planning Obligations
- Big Buildings
- Affordable Housing
- Resources for New Development
- Natural Heritage
- Landscape
- Green Space and Open Space
- Flooding, Drainage and Water Quality

### **Other Material Considerations**

- City Centre Masterplan
- Aberdeen City Centre Affordable Housing Waiver

## **CONSIDERATIONS**

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### **Principle of the Proposal**

The site lies within the city centre boundary and a mixed use area, as defined by the Aberdeen Local Development Plan (ALDP). Policy NC1 (City Centre Development – Regional Centre) states that development within the city centre must contribute toward the delivery of the vision for the city centre as a major regional centre as expressed in the City Centre Masterplan (CCMP) and Delivery Programme (although the site actually lies just outwith the CCMP boundary). One of the main aims of the CCMP is to see an increase in the number of people living in the city centre. Thus, the principle of the redevelopment of the site for residential flats could be acceptable in accordance with the CCMP and Policy NC1 of the ALDP.

Policy H2 (Mixed Use Areas) of the ALDP is supportive of a range of uses (including residential), provided the new development / use would avoid undue conflict with the adjacent land uses and amenity. It also notes that where new housing is proposed, a satisfactory residential environment should be created. The site is bound by flats (and associated car parking) to the south, by a public car park to the north and by roads to the east and west (with an embankment and change in levels between the site and West north Street to the east). In principle, the residential redevelopment of the site is therefore acceptable, subject to the detailed design and site layout ensuring that the amenity of the neighbouring flats would be preserved and an adequate level of amenity provided for the occupants of the new development.

### **Layout, Scale and Design**

Issues of layout, scale and design will need to be considered against Policies D1 (Quality Placemaking by Design), D2 (Landscape) and, depending on scale of the proposal, Policy D3 (Big Buildings) of the ALDP. Policy D1 advises that all development must ensure high standards of design and have a strong and distinctive sense of place which takes into account the context of the surrounding area and will

be required to offer opportunities for connectivity which take in to account the character and scale of the development.

Developments that contribute to placemaking will help sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource efficient

Policy D2 (Landscape) requires that developments have a strong landscape framework, which “improves and enhances the setting and visual impact of developments, unifies urban form, provides shelter, creates local identity and promotes biodiversity”. Any application must be accompanied by a landscape strategy and management plan, incorporating hard and soft landscaping design specifications.

Policy D3 (Big Buildings) notes that the city centre is the most appropriate location for big buildings and sets out various principles for their design. Big buildings must be of a high quality design which complements or improves the existing site context and they should maintain and enhance the pattern and arrangement of the street blocks and plots, have a slender vertical emphasis and silhouette that are in proportion and have active uses at ground level to the street.

Policy D4 (Historic Environment) seeks to ensure that the historic environment (principally listed buildings and conservation areas) is either preserved or enhanced by new development. In this instance, whilst the existing building is neither listed nor situated within a conservation area, it lies in close proximity to some listed buildings, most notably Marischal College to the south and St Margaret’s Episcopal Church to the north. Care will need to be paid to ensure that any new building(s) would preserve the setting of those two buildings.

Policy H3 (Density) seeks an appropriate density of development on all housing allocations and windfall sites. Densities should have consideration to the site’s characteristics and those of the surrounding area and should create attractive residential environment and safeguard living conditions within the development.

While, Policy H4 (Housing Mix) advises that housing developments of larger than 50 units, such as that proposed, will be required to achieve an appropriate mix of sizes, which should reflect the accommodation requirements of specific groups. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions. This approach helps to create mixed and inclusive communities by offering a choice of housing.

### **Technical Matters**

#### Developer Obligations:

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. The level of infrastructure requirements and contributions will be outlined by the Council, through the Developer Obligations Assessment and will relate to the development, in line with Policy I1 (Infrastructure Delivery and Planning Obligations).

Transport and Accessibility:

With regards to sustainable and active travel, Policies T2 (Managing the Transport Impact of Development) and T3 (Sustainable and Active Travel) will be used to assess the development, along with the Council's supplementary guidance (SG) on Transport and Accessibility. T2 requires all new developments demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. In terms of T3, new developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport.

Parking requirements are outlined in the Transport and Accessibility Supplementary Guidance and will depend on the total number of units and the number of bedrooms within each flat. The SG notes that the Council is supportive of zero and low-car developments in the city centre.

Noise:

Given the location of the development adjacent to public roads, it is likely that there will be exposure to noise. As such and as per the requirements of Policy T5 (Noise), a Noise Impact Assessment (NIA) will be required in support of an application.

Affordable Housing:

Policy H5 (Affordable Housing) of the ALDP requires 25% of the units in all residential developments of 5 or more units to be affordable. However, in September 2018 the Council published a temporary City Centre Affordable Housing Waiver which removes the affordable housing requirement for new planning applications for residential developments in the city centre, provided they comply with the following stipulations:

- a. *The development must be within the identified boundary.*
- b. *All applications must be determined before 31st of December 2020. This includes the securing of any legal agreement and the issuing of the decision notice.*
- c. *In order to ensure that the Planning Authority is able to process the applications within the above time period planning applications should be submitted by 30th of June 2020. Applicants should be aware that eligible applications submitted after this date or that require additional supporting information which is submitted after that date may not be processed within the period and, in these circumstances as such would not be eligible for the waiver.*
- d. *In order to ensure that all the supporting information required with an application is submitted when an application is lodged all applicants should enter into a processing agreement setting out the expectations of both parties*

*in accordance with the Council's guidance. This should be in place at an early stage and may follow on from pre-application engagement.*

- e. Development must commence within 12 months of the decision notice. Without exception a direction limiting the period for implementation shall be applied to this effect for all applications determined within the time period. If the time period expires before end date of the waiver (31 December 2020) the applicant will be able to apply for permission to renew the consent, but such applications should be submitted before 30th June 2020 to ensure determination within the waiver time period (as per bullet (c.) above).*
- f. There will be an expectation that developments seeking the exemption will provide a mix of unit types and size. This will be determined on an application by application basis.*

The application site is located within the city centre, thus the Affordable Housing Waiver applies and, should the applicant wish to utilise it, no affordable housing would be required as part of the development (either on-site or by financial obligation) should the application be submitted before 30 June 2020 and determined prior to 31 December 2020. Otherwise, the usual 25% requirement would apply.

Open Space:

Policy NE4 (Open Space Provision in New Development) requires new developments to accommodate an area of open space within the development site. As per the policy the Council requires at least 2.8Ha per 1,000 people of meaningful and useful open space. The Supplementary Guidance on Open Space states that open space standards are based on number of residents within a new development, which can be calculated using the average number of people who live in each dwelling. These figures are outlined in the Supplementary Guidance.

With regards to the commercial/retail aspect of the development, the policy does not state a minimum standard, but this will be considered on its own merit.

Drainage:

As per the requirement of Policy NE6 (Flooding, Drainage and Water Quality), a Drainage Impact Assessment (DIA) will be required for the development. The DIA should detail how surface water and waste water will be managed. Surface water drainage associated with development must:

1. Be the most appropriate available in terms of SuDS; and
2. Avoid flooding and pollution both during and after construction.

Waste/Refuse:

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste as per the requirement of Policy R6 - Waste Management Requirements for New Development.

Sustainable Development:

## **APPLICATION REF: 191138/PREAPP**

In terms of low and zero carbon, buildings must meet at least 20% of the building regulations carbon dioxide emissions reduction target applicable at the time of the application through low and zero carbon generating technology. With regards to water efficiency, all new buildings are required to use water saving technologies and techniques. This is a requirement of Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency and details would be requested via condition.

### **PRE-APPLICATION CONSULTATION**

Public consultation was undertaken by the applicant at a drop-in event in the application site building (Greyfriars House) on Thursday 10 October 2019, between 4pm and 7:30pm. Representatives of Telereal Trillium and the Design Team were available to discuss and respond to any queries regarding the proposals. Three options were on display to the public (basic indicative 3D models of schemes containing 90 units, 120 unit and 140 units respectively) and members of the public were able to comment on all aspects of the proposals.

### **NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION**

As part of any application, the applicant has been advised that the following information would need to accompany the formal submission –

- Location Plan
- Site Plan (Existing & Proposed)
- Elevations (Existing & Proposed)
- Contextual Street Elevations (Existing & Proposed)
- Floor Plans (Existing & Proposed)
- Design & Access Statement
- Planning Statement
- Pre-Application Consultation (PAC) Report
- Drainage Plans & Statement
- Townscape Impact Assessment (Key Views)
- Tree Survey / Arboricultural Impact Assessment / Tree Protection Plan
- Bat Survey
- Daylight / Overshadowing Assessment
- Transport Statement (TS)
- Refuse Plan
- Swept Path Analysis
- Photographic Survey (Archaeology)

### **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.