

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 5 December 2019. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Boulton, Convener; Councillor Stewart, the Depute Provost, Vice-Convener; and Councillors Allan, Cooke, Copland, Cormie, Macdonald (as substitute for Councillor Malik) 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 31 OCTOBER 2019

2. The Forum had before it the minute of its previous meeting of 31 October 2019, for approval.

The Forum resolved:-

to approve the minute as a correct record.

LAND SOUTH OF NORTH DEESIDE ROAD, MILLTIMBER, ABERDEEN - 191605

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 Bancon Homes and Dr William Guild's Managers, for a major residential and retail development with associated infrastructure, access, landscaping, drainage, SUDS and open space, at land south of North Deeside Road, Milltimber Aberdeen, 191605.

The report advised that the application site extended to approximately 11.5 hectares and was located on the southern side of North Deeside Road within the settlement of Milltimber. The site was bound by North Deeside Road and residential properties to the north, the Deeside Way and open space to the south, and further residential properties

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set in generous plots to the east and west. An access road leading to Milltimber Farm Livery Stables also ran through the site.

The report also stated that the site was largely grassed but did include some elements of planting and the site sloped from the north-south as it headed towards the Dee Valley. There were also a number of boundary treatments, which included post-and-wire fencing to its northern boundary.

The report also advised that a previous proposal of application notice was submitted in May 2017 for a proposed mix-use development, which was presented to the Pre Application Forum on 21 September 2017.

The Forum heard from Gavin Clark, Senior Planning Officer, who addressed the Forum and provided details regarding the planning aspects of the application.

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;
- The Masterplan/Development Framework Document;
- Noise Impact Assessment;
- Transport Assessment/Transport Statement;
- Tree Survey;
- Bat Survey;
- Drainage Impact Assessment;
- Archaeological Survey;
- Flood Risk Assessment;
- Phase 1 Habitat Survey;
- Landscaping and Maintenance Plans;
- Low and Zero Carbon Buildings and Water Efficiency Statement; and
- Affordable Housing Delivery Strategy.

The Forum then heard from Ewan MacLean – EMAC planning, Craig Fortheringham, Bancon Homes and Graham Reid – Savills.

Mr MacLean explained that the second public consultation event was held on 4 December 2019 with the first one held on 4 November. At the first event there were 66 individuals who signed the register however there were roughly another 40 attendees. For the second event there were 43 signatures. Attendees were asked to respond to the team with comments within two weeks. From the first event, 31 responses had been received so far. Mr MacLean advised that all views would be considered.

In regards to the proposal, Mr McLean explained that the site was allocated as a development opportunity in the Aberdeen Local Development Plan for mixed use, including residential with an element of business or retail use.

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In regards to the main differences from the original submission in 2017, Mr MacLean advised that they restarted the design process with a holistic approach, through the masterplanning of all areas of the land within the allocation boundary over which development was proposed.

Mr MacLean explained that to impose too tight a description on the proposals at this stage would potentially prejudice the flexibility in the design process and he advised that instead they would allow the design process to evolve and to fully consider the factors which could impact on design through the Planning Permission in Principle and the masterplan process.

Mr MacLean advised that a two-access strategy would be required with separate accesses serving the residential and retail areas. An internal emergency access connection would be provided which could also serve as an internal pedestrian/cycle connection between the residential and retail areas. Additional internal footways and footpaths would ensure that the development had direct access to the Deeside Way, whilst also providing further linkage to the retail proposals.

In regards to feedback from the first public event, Mr MacLean advised that the majority of feedback did not want to see traffic lights at the site entrances to the development. However there would be a right turn lane ghost island on North Deeside Road, which omitted the requirement of traffic lights and would avoid traffic queuing up on North Deeside Road.

Finally Mr MacLean explained that a pedestrian crossing facility would be provided at an appropriate location to cater for pedestrian movements between the site and the existing Milltimber community and this would ensure safe crossing at North Deeside Road for the existing Milltimber community accessing the retail facility and for children from the new development routing to/from Milltimber primary school.

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

- In regards to construction vehicles, they would come from North Deeside Road;
- All comments from the public should be fed back to the agent at this stage and only to Aberdeen City Council after the application was submitted;
- In regards to access there would not be traffic light junctions, in order to prevent traffic from building up and there would be filtered lanes instead.

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:-

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- (i) to request that the applicant consider the landscaping of the site and to preserve the views of the area;
- (ii) to request that the applicant consider HGV's entering the retail element of the site and how this would impact on traffic movement on North Deeside Road;
- (iii) to request that the applicant consider the different types of housing that would be suitable for the site, and to investigate cottage style housing as well as older people's housing;
- (iv) to request that the applicant investigate the possibility of building more trees in the development;
- (v) to request that the applicant consider liaising with the archaeology service in regards to the historic importance of the site;
- (vi) to request that the applicant consider the impact the retail element would have on the local shops in Cults and Milltimber and to continue to liaise with local businesses;
- (vii) to request that the applicant continue to fully engage with the local residents in regards to this site/application; and
- (viii) to thank the presenters for their informative presentation and to encourage continuing dialogue with Council officers and also local residents.

LAND ADJACENT TO RUBISLAW QUARRY, HILL OF RUBISLAW, ABERDEEN - 191486

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 Aurora Planning, for a major development of c.250 private flats, gym, function room, public bistro, promenade, car parking and amenity space, at land adjacent to Rubislaw Quarry, Hill of Rubislaw Aberdeen, 191486.

The report advised that the application site was situated on the southern edge of the Hill of Rubislaw office park and comprised the land adjacent to the northern edge of the disused Rubislaw Quarry, which was now filled with water.

The report noted that the land was underdeveloped and comprised mostly scrub vegetation and bare ground. A small area at the western end of the site was covered by broadleaved semi-natural woodland which continued outwith the site around the entire north west, west and south west edges of the quarry.

The report also stated there was no public access to any part of the quarry site and public views into the site were very limited. The quarry edge on the north side largely comprised a rocky cliff face with areas of vegetation and the whole quarry site was designated as a Local Nature Conservation Site.

In regard to planning history, planning permission was refused from the Planning Development Management Committee in 2018 for a residential development consisting of 299 flats, gym, function room, public heritage bistro, promenade, car parking and amenity space. The refusal of the application was subject to Scottish Ministers, where

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the decision of the PDMC was upheld by the reporter. The reporter found that there were aspects of the development which would attract considerable support from national policy and advice. The application was refused however on the grounds that the building would have dominated and overshadowed the adjacent commercial buildings and would have an adverse impact on the visual amenity of nearby residential properties. This Planning Permission in Principle was a reduced scale version of the proposal previously considered by PDMC in 2018.

The Forum heard from Matthew Easton, Senior Planning Officer, who addressed the Forum and provided details regarding the planning aspects of the application.

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

- Badger Survey;
- Drainage and Flooding Assessment;
- Design and Access Statement;
- Habitat Survey;
- Ground Investigation Report;
- Landscape Design Framework;
- Landscaping and Visual Impact Assessment;
- Planning Statement;
- Pre-application Consultation Report;
- Sustainability Statement;
- Transport Statement; and
- Tree Survey.

The Forum then heard from Pippa Robertson, Aurora Planning and Jamie Smilie, IBI Group. Ms Robertson explained that the size of the previous planning application was the only part that the reporter had said warranted a refusal and as such they had amended the size of the development. They had addressed the areas of concern but kept the parts that were supported in the previous planning application.

Mr Smilie advised that the scheme was now lower and took on board the reporter's comments. The new proposal was two floors lower and they had also reduced the amount of buildings by one. He explained that this would help with the visual amenity.

Mr Smilie also advised that there was public concern in regards to parking for the development. The reporter had no concern in regards to parking, however with the amended plans they had added a further 40 parking spaces to the development.

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

- There would be 240 parking spaces in the new proposals with car club spaces also included;
- There would be roughly twenty tables within the bistro area;

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- Members of the public would be able to access the history of the granite feature within the bistro;
- There would be separate parking for visitors to the bistro;
- In regards to visibility, local residents would not be affected with the amended proposals;
- From Queen's Road there would be no negative visual impact;
- A new drainage assessment would be carried out to mitigate any concerns and to update from the previous assessment carried out;
- Parking was a real concern for residents in the surrounding area; and
- To note that a revised Transport Assessment would be submitted with the new application.

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 consider the key points above; and
 - (ii) to thank the presenters for their informative presentation and to encourage continuing dialogue with Council officers and also local residents.
- **Councillor Marie Boulton, Convener**

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