

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 24 September 2020. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Boulton, Convener; Councillor Stewart, Vice-Convener; and Councillors Cooke, Copland, Cormie, Greig, 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 20 AUGUST 2020

2. The Forum had before it the minute of its previous meeting of 20 August 2020, for approval.

The Forum resolved:-

to approve the minute as a correct record.

FORMER CRAIGHILL SCHOOL - 200850

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 JLL (Glasgow) on behalf of their client Aberdeen City Council, for a major residential development of approximately 105 units, associated streets, parking and external amenity at the land of the former Craighill Primary School, Hetherwick Road Aberdeen, 200850.

The report advised that the site was previously occupied by Craighill Primary School in Kincorth and was a brownfield site. All buildings had been removed from the site, and it was now vacant. It had an irregular shape and extended to 1.61 hectares. The site was bounded by Hetherwick Road to the north, Gardner Road to the east and south, and Gardner Drive to the west. A block of three storey flats was located immediately to the south west, with a single bungalow set in the school grounds along the southern boundary. There was a cluster of mature trees in the south east corner. The western half of the site, excluding the area of playing fields to the east, was allocated as Opportunity Site 57 in the 2017 Aberdeen Local Development Plan for residential use

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and this allocation was proposed to be the same in the 2020 Proposed Aberdeen Local Development Plan. The remainder of the site was shown as residential zoning.

The report also explained that full details of the proposals were still being prepared, although an indicative site layout showed a total of 99 units, split into 15 terraced houses and 74 flats. The flatted blocks would be 3 and 4 storeys in height, with the terraced properties being 2 storeys. Vehicular access would be taken from Gardner Road to the south and Hetherwick Road to the north, with additional pedestrian entrances into the site from Gardner Drive to the west. The proposals include a walled garden with community orchard, external amenity areas serving the flats and parking courts.

The Forum heard from Dineke Brasier, Senior Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Brasier 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;
- Planning Statement;
- Transport Assessment/ transport Statement;
- Travel plan
- Drainage Impact Assessment
- Tree Survey and Arboricultural Impact Assessment;
- Landscape Strategy

The Forum then heard from the applicant/agent and the presenters were as follows:-

- Mark Thompson – JM Architects
- Henry McKeown – JM Architects
- Andrew Low – Faithful and Gould
- Ewan Scott – Ramsay and Chalmers
- Colin Doig – Aberdeen City Council

Mr Thompson began the presentation and advised that they aimed to make the development a pedestrian focused neighbourhood with placemaking at the heart of their ideas and vision. There would be apartment blocks with courtyard space for amenity, community led amenity space, an orchard within the walled garden and the existing tree cluster would remain.

Mr Thompson explained there would a real emphasis on design and some of the key design criteria being used to ensure quality habitable spaces for residents included (a) Housing for Varying Needs standards applied throughout; (b) dementia friendly design which would utilise dual-aspect internal layouts; (c) large windows to flood internal spaces with natural light and ventilation; (d) gold standard level of energy efficiency;

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and (e) large provision of wheelchair accessible units which would be 29% of site total, with the target 15%.

The 99 proposed units would be made up of 18 wheelchair accessible one bedroom flats, 48 one bedroom flats, 6 three bedroom wheelchair accessible properties and 12 three bedroom flats, as well as 5 three bedroom terraced houses which would be wheelchair accessible and 10 three bedroom terraced properties.

Mr Thompson advised that the principles underlying the approach for the applicant and design quality objectives were:-

- Incorporate the latest design principles of good practice as promoted by Scottish Government and Architecture and Design Scotland;
- Be energy and cost efficient and sustainable for both Aberdeen City Council maintenance and tenants' living costs;
- To develop sites that require minimal Aberdeen City Council maintenance requirements and reduce whole life cost; and
- To develop a uniform and standardised approach to new housing to aid maintenance, repair, and future refurbishment, whilst enhancing place making and the social environment.

Mr Thompson also indicated that the aim was for the residential streets to provide an environment in which people can safely interact with each other and take pleasure in their surroundings. The combination of buildings, street, and open space would create local identity and positively contribute to the character of the community.

Mr Ewan Scott also provided information on the principles of the road designs and how they hoped to have changes in surfaces, sharp corners to keep drivers thinking and also a design which would not encourage extra traffic, however it would be an accessible site for residents.

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

- In regard to the proposed balconies, the applicant/agent were communicating with Police Scotland about design and safety and the standards and minimums that were to be adhered to;
- There would be general clusters for bike storage and also driveways for the terraced houses;
- There would be capacity in 50% of the parking spaces for electric charging points, with the infrastructure in place to increase this in the future;
- There was no provision on site for a local shop as shopping facilities were within walking distance of the development;
- Every apartment block would be private so the amenity space could only be used by the residents;
- The proposed open space would be low maintenance and a flexibility with resident involvement in the walled garden;

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- Aberdeen City Council were working with community teams in order to hold discussions around resident involvement with amenity projects; and
- A play park would form part of the next design stage with the landscape architect.

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.

FORMER KINCORTH ACADEMY - 200989

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 Atkins Architects, on behalf of their client Aberdeen City Council, for a major residential development for approximately 213 units comprising a mix of unit types, associated streets, parking and amenity spaces, at the former Kincorth Academy site Aberdeen, 200989.

The report advised that the site was previously occupied by Kincorth Academy and associated playing fields, and all buildings had been removed to leave a vacant site. The site had an irregular shape extending to 3.9 hectares and was bound by Deevale Gardens, Kincorth Circle and Kincorth playing fields to the north, with existing three storey flats fronting onto Auldearn Place to the east. Cairngorm Drive had predominantly two storey terraced houses to the south; and three storey flats facing out on Cairnvale Terrace to the west. Mature trees were located along the north and parts of the southern boundary, and a high mature hedge along the western boundary and part of the southern boundary. There was a distinct change in levels between the eastern part of the site, which used to house the school buildings, and the western half of the site, where the playing fields were, with the latter set at a significantly higher level. The entire site, including the playing fields to the west, was allocated as an opportunity site – OP105 in the 2017 Aberdeen Local Development Plan and it was proposed that this allocation be repeated in the 2020 Proposed Local Development Plan.

The report explained that the proposed application was for a major residential development of approximately 215 residential units, associated streets, parking and amenity spaces. An indicative site layout submitted as part of the Proposal of Application Notice showed a layout with a total of 213 units, as 27 houses and 186 flats. The flatted blocks would generally be two and three storeys in height, and would

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predominantly be located in the west, south and east parts of the site, with the terraced properties located along the north boundary. Vehicular access would be taken from Kincorth Circle and Deevale Gardens to the north, Cairnvale Terrace to the west and Cairngorm Drive to the south. A central linear open space through the site would run in a north-south direction, roughly where the existing banked change in levels was.

The Forum heard from Dineke Brasier, Senior Planner who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Brasier 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;
- Planning Statement;
- Transport Assessment;
- Travel Plan;
- Drainage Impact Assessment;
- Tree Survey and Arboricultural Impact Assessment;
- Landscape Strategy;
- Land Contamination Assessment

The Forum then heard from the applicant/agent and the presenters were as follows:-

- Ricky Connell – Atkins Architect
- Stephen McGarrity – Atkins Architect
- Colin Doig – Aberdeen City Council

Mr Connell began the presentation and explained that the Kincorth Housing Project was part of the wider Aberdeen City Council Housing Programme 2022. The purpose of the wider housing programme was to address a long-term shortage of affordable social rented housing in the city. The supply of affordable private rented sector housing had increased significantly within the city since 2014 and efforts were now needed to concentrate on addressing the continuing shortage of affordable social rented housing.

Mr Connell advised that within the development there would be 125 one bedroom flats, 32 three bedroom flats, 12 three bedroom semi-detached houses, 14 three bedroom houses for varying needs, and 1 five bedroom bungalow for varying needs.

Mr Connell provided details on the concept of Home Zones which would be explored on all sites, where people and vehicles share the whole of the street space safely, and on equal terms, and where the quality of life takes precedence over the ease of traffic movement. As well as addressing the traffic aspects, Home Zone schemes can also aid a greater pride and responsibility in residents for the care and wellbeing of their surroundings. There would also be bicycle stores and bins and aimed to have 40% of the development as open space. They were also looking at large window formats.

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In terms of consultation with the public, they were looking to hold an online electronic event in collaboration with the Craighill application, due to their proximity to each other.

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

- Discussions were underway with Aberdeen City Council about progressing an initiative such as a Men's Shed or a Community Hub;
- 22% of the application site would be the building footprint, which would leave plenty consideration for open space;
- It was the intention for all properties to be fitted with the capability for Fibre Broadband;
- 35 to 40% of the ground floor housing would be wheelchair accessible; and
- In regards to the allocation policy for housing, the commitment to veteran housing would be incorporated.

The report recommended:-

That the Forum –

- (c) Note the key issues identified;
- (d) 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:-

- (iii) to request that the applicant consider the key points above; and
- (iv) to thank the presenters for their informative presentation.

- **Councillor Marie Boulton, Convener**