

# Public Document Pack



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

Town House,  
ABERDEEN 17 September 2020

## **PRE-APPLICATION FORUM**

The Members of the **PRE-APPLICATION FORUM** are requested to meet in **Virtual - Remote Meeting** on **THURSDAY, 24 SEPTEMBER 2020 at 2.00 pm.**

In accordance with UK and Scottish Government guidance, meetings of this Committee will be held remotely as required. In these circumstances the meetings will be recorded and thereafter published on the Council's website at the following [link](#)

FRASER BELL  
CHIEF OFFICER - GOVERNANCE

### **BUSINESS**

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

### **MINUTES**

- 2 Minute of Previous Meeting of 20 August 2020 (Pages 7 - 10)

### **PRE APPLICATION REPORTS**

- 3 Former Craighill School - major residential development of approximately 105 units, (90 apartments and 15 terraced houses) associated streets, parking and external amenity - 200850 (Pages 11 - 22)

- 4 Former Kincorth Academy - major residential development for approximately 213 units comprising a mix of unit types, associated streets, parking and amenity spaces - 200989 (Pages 23 - 36)

Website Address: [www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

Should you require any further information about this agenda, please contact Lynsey McBain, email [lymcbain@aberdeencity.gov.uk](mailto:lymcbain@aberdeencity.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, 20 August 2020. 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 Cooke, Copland, Cormie, Greig, MacKenzie and Malik.

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 5 DECEMBER 2019

2. The Forum had before it the minute of its previous meeting of 5 December 2019, for approval.

**The Forum resolved**:-

to approve the minute as a correct record.

### LAND TO THE SOUTH AND WEST OF DEESIDE BRAE – LEGGART BRAE ABERDEEN - 200638

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 Savills on behalf of their client Comer Homes, for a major residential development of up to 150 residential units with associated landscaping, parking and infrastructure at land to the south and west of Deeside Brae Aberdeen.

The report advised that the site comprised an area of greenfield land to the south and west of the Deeside Brae housing development and was locally known as Leggart Brae. The Den of Leggart ran through the central and northern section of the 10.5 hectare site which was bound to the east by the A92, to the north by the Deeside Brae

## **PRE-APPLICATION FORUM**

20 August 2020

housing development, to the west by the 'Causey Mounth' minor road and to the south by open fields. The site also straddled the Aberdeen City Council administrative boundary with Aberdeenshire Council which ran through and to the west of the Den of Leggart and formed the western boundary of the southern half of the site.

The report also explained that the area of the site that lay within the Aberdeen City boundary was allocated as an opportunity site (OP46) for up to 150 houses in the Proposed Aberdeen Local Development Plan which was approved at Full Council on 2 March 2020.

The report advised that the application was for a major residential development within the Aberdeen City Council boundary for up to 150 houses with associated landscaping, parking and infrastructure. The report explained that full details of the proposals were not yet known as the site layout and design were still being developed, although three indicative options for the site layout and accesses were shown on the applicant's dedicated website.

The Forum heard from Scott Leitch, Team Leader, Development Management, who addressed the Forum and provided details regarding the planning aspects of the application.

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

- Location Plan;
- Site Plan (Existing and Proposed);
- Dwelling Elevations (Existing and Proposed);
- Contextual Street Elevations;
- Topographical Survey (Existing and Proposed);
- Design and Access Statement;
- Flood Risk Assessment;
- Drainage Impact Assessment;
- Landscape Visual Impact Assessment;
- Noise Impact Assessment;
- Air Quality Impact Assessment;
- Draft Construction Environmental Management Plan;
- Ecological and Habitats Survey;
- Transport Assessment;
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan;
- Archaeological Survey; and
- Landscaping and Maintenance Plan.

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

Angus Dodds – Savills

Kevin Moir – Goodsons

Des Twomey – Plus Architecture

Jack O'Brien – Comer Homes.



## **PRE-APPLICATION FORUM**

20 August 2020

Mr O'Brien began the presentation by giving a background to Comer Homes and noted how they specialised in high quality housing and would like to start a new legacy of development in the north east of Scotland.

Mr Dodds explained how they had made a submission to the Proposed Local Development Plan for the site and noted how the site straddled the two authorities, with applications required with both Aberdeen City Council and Aberdeenshire Council. Mr Dodds also advised that due to COVID-19 restrictions on public gatherings and social distancing requirements, an online public consultation event was undertaken on a dedicated website for the proposed development on Thursday 6 August between 4pm and 8pm. The application team and the project team were available to discuss and respond to queries regarding the proposals via a virtual question and answer session. Various options for the site layout of the development and how it could be accessed were on display on the website for a week prior to the online event. Mr Dodds noted that they were pleased to receive responses to the consultation.

Mr Twomey advised that they were looking to protect the local legacy of Aberdeen and were looking at the use of granite and the other materials to be used carefully. They were also carefully considering the protection of the Den of Leggart, as well as looking at how they could prevent a rat run occurring through the development.

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 affordable housing aspect of the application, they were looking at onsite provision and the design showed affordable housing being incorporated into the site, however work was still ongoing in relation to this aspect, following the consultation;
- Fibre broadband would be provided to the new build units;
- The mitigation of flooding was included in the design of the development;
- There was no proposal at present to incorporate a shop to the development and there was easy access to the facilities at Kincorth;
- It was envisaged that the local schools would be Abbotswell Primary and Lochside Academy;
- Garthdee Medical Practice would be the closest medical facility and any impact on services for education, health care etc would be looked at by the developer obligation team and included in the developer obligation payment;
- In term of accessibility to leisure facilities at Garthdee, it was noted that Comer Homes would be willing to work with the Council in future for the development of walking and cycling routes, however the size of this proposed development meant it could not be justified as part of this proposed development; and
- Comer Homes would remain as a stakeholder in the development if it was to be developed and would take care of the maintenance of the development.

**The report recommended:-**

That the Forum –

## **PRE-APPLICATION FORUM**

20 August 2020

- (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**

PRE-APPLICATION FORUM

24<sup>th</sup> September 2020

Major residential development of approximately 105 units, (90 apartments and 15 terraced houses) associated streets, parking and external amenity

Former Craighill Primary School, Hetherwick Road,  
Kincorth

Proposal of Application Notice ref 200850/PAN

# Location Plan



# Aerial Photo



# ALDP allocations



## Pre-application Consultation

- Requirement to hold a public consultation event. If necessary this can be virtual
- Event to be advertised at least 7 days in advance
- Copies of notice to be issued to addresses in the local area, specified by the planning authority
- If possible, copies of notice to be displayed in various public places at least 7 days in advance
- A 'Pre-Application Consultation (PAC) Report' is required to accompany application – this details the extent of public consultation, feedback received, and any changes made in response to that feedback

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## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 24 September 2020**

<b>Site Address:</b>	Former Craighill Primary School, Hetherwick Road, Aberdeen, AB12 5ST
<b>Description of Proposal:</b>	Major residential development of approximately 105 units, (90 apartments and 15 terraced houses) associated streets, parking and external amenity
<b>Notice Ref:</b>	200850/PAN
<b>Notice Type:</b>	Pre-application Enquiry/ Proposal of Application Notice
<b>Notice Date:</b>	28 July 2020
<b>Applicant:</b>	Aberdeen City Council
<b>Ward:</b>	Kincorth/Nigg/Cove
<b>Community Council:</b>	Kincorth And Leggart
<b>Case Officer:</b>	Dineke Brasier

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## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

## **APPLICATION BACKGROUND**

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### **Site Description**

The application site is a brownfield site, was previously occupied by the Craighill Primary School and associated playing fields and is located in Kincorth. All buildings have been removed from the site, and it is now vacant. It has an irregular shape and extends to c.1.61ha. The site is 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 is located immediately to the south west, with a single bungalow seemingly set in the school grounds along the southern boundary. There is 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, is allocated as Opportunity Site 57 in the 2017 Aberdeen Local Development Plan for residential use. This allocation is proposed to be repeated in the 2020 Proposed Aberdeen Local Development Plan. The remainder of the site is shown as a residential zoning. The entire site was included in the Open Space Audit.

### **Relevant Planning History**

A Proposal of Application Notice (PoAN) was submitted for this proposal under planning reference 200850/PAN on 28<sup>th</sup> July 2020. Details submitted included the intention to undertake an online public consultation event, but no details of when this would take place were submitted. The PoAN therefore remains pending until further information is available.

Application 161532/DPP for the construction of 79 residential units comprising a mix of houses and flats, and including open space and associated infrastructure was withdrawn by the applicant on 5<sup>th</sup> June 2020.

## **APPLICATION DESCRIPTION**

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### **Description of Proposal**

A major residential development for approximately 105 residential units, associated streets, parking and external amenity areas.

Full details of the proposals are still being prepared, although an indicative site layout shows 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.

## **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

### **Aberdeen City and Shire Strategic Development Plan (2020) (SDP)**

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

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

#### **Aberdeen Local Development Plan (2017)**

- D1 - Quality Placemaking by Design
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Managing the Transport Impact of Development
- T3 – Sustainable and Active Travel
- H1 – Residential Areas
- H3 – Density
- H4 – Housing Mix
- H5 – Affordable Housing
- NE3 – Urban Green Space
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland
- NE6 – Flooding, Drainage and Water Quality
- R6 – Waste Management Requirements for New Development
- R7 – Low and Zero Carbon Buildings, and Water Efficiency
- CI1- Digital Infrastructure

#### **2020 Proposed Aberdeen Local Development Plan**

- WB1 - Healthy Developments
- NE2 - Green and Blue Infrastructure
- NE4 - Our Water Environment
- NE5 - Trees and Woodland
- D1 - Quality Placemaking
- D2 - Amenity
- R5 - Waste Management Requirements for New Development
- R6 - Low and Zero Carbon Buildings, and Water Efficiency
- R8 - Heat Networks
- H1 - Residential Areas

- H3 - Density
- H4 - Housing Mix and Need
- H5 - Affordable Housing
- I1 - Infrastructure Delivery and Planning Obligations
- T2 - Sustainable Transport
- T3 - Parking
- C11 - Digital Infrastructure

## **Supplementary Guidance and Technical Advice Notes**

Affordable Housing

Flooding, Drainage and Water Quality

Green Space Network and Open Space

Materials: External building materials and their use in Aberdeen

Planning Obligations

Resources for New Development

Transport and Accessibility

Trees and Woodlands

## **EVALUATION**

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### **Principle of development**

The western half of the site has been identified as OP57 (Craighill Primary School) in the 2017 Aberdeen Local Development Plan, and provides an opportunity for residential development, with the eastern half designated as an existing residential area under policy H1. The site is included in the Strategic Infrastructure Plan Affordable Housing Programme.

The eastern half of the site, although shown as a residential area on the Proposals Map which is part of the 2017 Aberdeen Local Development Plan, was previously used as playing fields by the school, and was included as part of the 2010 Open Space Audit. As such, policy NE3 (Urban Green Space) will also be relevant in the assessment of the proposal.

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

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Issues of layout, scale and design will need to be considered against policy D1 (Quality Placemaking by Design). Policy D1 advises that all development must ensure high standards of design, and have a strong and distinctive sense of place which takes account of the context of the surrounding area, and will be required to offer opportunities for connectivity, which take into account the character and scale of the development, and who it will sit within this wider context.

Proposals will be considered against six essential qualities:

1. Distinctive;
2. Welcoming;
3. Safe and pleasant;
4. Easy to move around;
5. Adaptable; and
6. Resource efficient.

Policies H3 (Density) and H4 (Housing Mix) will further be relevant. Policy H3 (Density) will seek an appropriate density of development on all housing allocations. On sites exceeding 1ha, this density should be at least 30 dwellings per hectare. However, consideration should be given to the site's characteristics, its setting and surrounding context. An attractive residential environment should be provided to safeguard living conditions. Furthermore, policy H4 sets out that housing developments larger than 50 units are required to achieve an appropriate mix of dwelling types

and sizes, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs, and including smaller units.

In addition, policy NE4 sets out that new open space should be provided as part of new development. This open space should be functional, useful and publicly desirable. The minimum provision of open space should be at least 2.8ha per 1000 people, and public or communal open space should be provided in all residential developments.

## **Technical Matters**

### *Affordable Housing*

The proposal will be assessed under policy H5 (Affordable Housing), which sets out that at least 25% of all residential units should be affordable housing units. It is noted here that the site is promoted by Aberdeen City Council, and is included in the Strategic Infrastructure Plan Affordable Housing Programme. All housing units delivered will therefore be considered affordable housing units.

### *Developer Obligations:*

Policy I1 (Infrastructure Delivery and Planning Obligations) sets out that 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 a development will place 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 Aberdeen City Council through a Developer Obligations Assessment.

### *Transport and Accessibility*

Policy T2 (Managing the Transport Impact of Development) sets out that all new development must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Under policy T3 (Sustainable and Active Travel) it must be demonstrated that all new development should be accessible by a range of transport modes, with an emphasis on active and sustainable transport, including consideration of its position in relation to active bus, cycle and pedestrian routes. Parking requirements are set out in the Transport and Accessibility Supplementary Guidance, and are dependent on the size of units, and their tenure.

### *Trees*

Policy NE5 (Trees and Woodlands) includes a presumption against all activities and development that will result in the loss of, or damage to, trees that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

### *Drainage*

Policy NE6 (Flooding, Drainage and Water Quality) sets out that all development proposals of 5 or more homes should be accompanied by a Drainage Impact Assessment. This should detail how surface water and waste water will be managed. Surface water drainage must be the most appropriate available in terms of SuDS, and avoid flooding and pollution both during and after construction.

### *Waste*

Policy R6 (Waste Management Requirements for New Developments) sets out that all new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes. Furthermore, 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 the planning application submission.

#### *Sustainable development*

Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) sets out that all new 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. Details should be submitted as part of the application, or can be conditioned.

#### *Digital Infrastructure*

Policy C1 (Digital Infrastructure) sets out that all new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure. All planning applications for more than 5 houses should therefore be accompanied by evidence that this can be achieved on the site.

### **PRE-APPLICATION CONSULTATION**

In 200850/PAN the applicant has indicated that they will undertake, as a minimum, a virtual consultation event, and, if circumstances allow, at least one physical event. These events are expected to take place in September or October, but no further details have been submitted at this stage. The results of any preapplication consultation will need to be submitted as part of the Pre-Application Consultation Report, which will form part of the planning application.

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

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As part of any application, the applicant has been advised that the following supporting 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

### **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

## PRE-APPLICATION FORUM

24<sup>th</sup> September 2020

Major Residential Development for approximately 213 No. units comprising a mix of unit types, associated streets, parking and amenity spaces

Former Kincorth Academy, Kincorth Circle, Kincorth  
Proposal of Application Notice ref 200989/PAN

# Location Plan

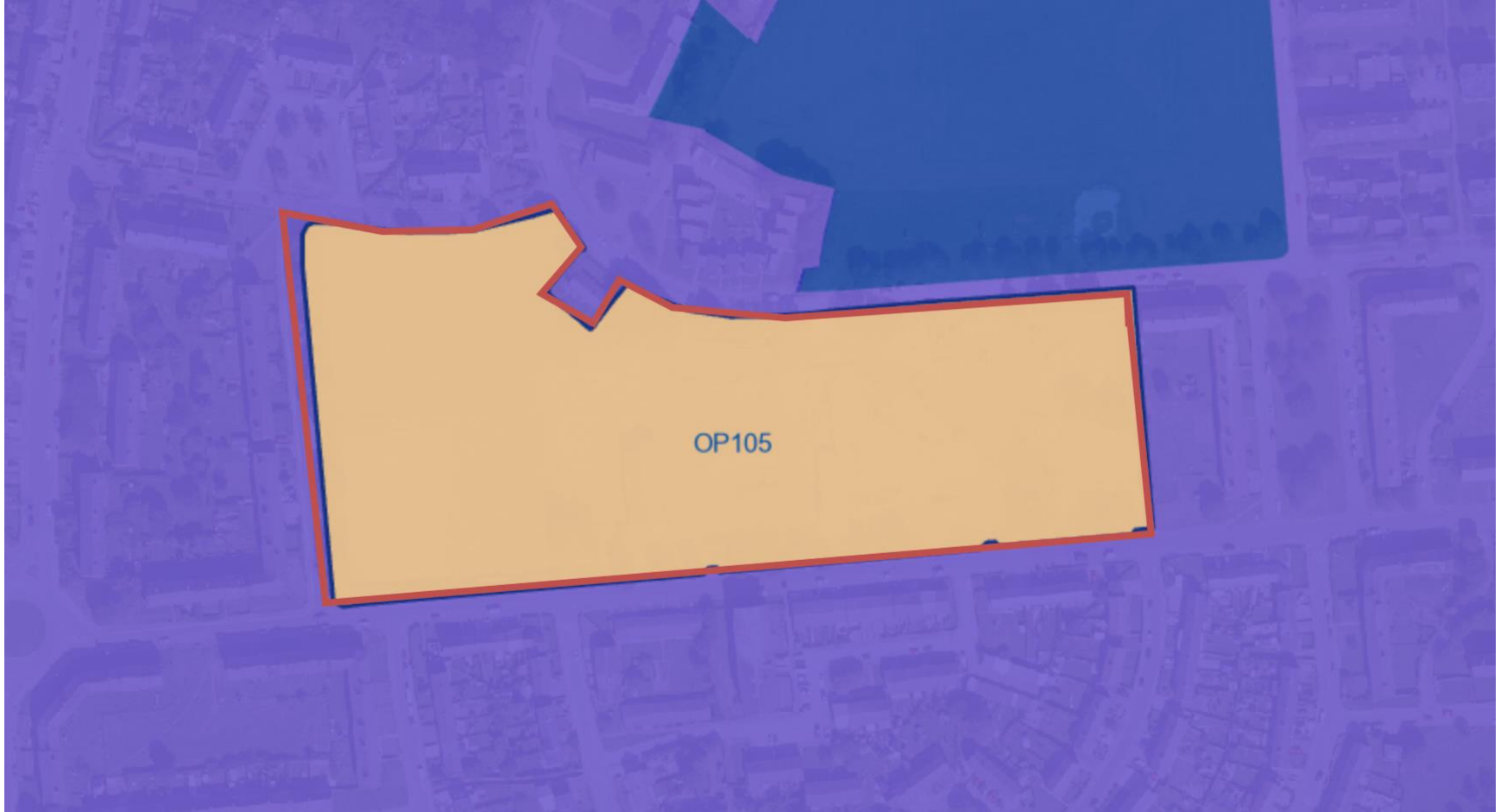




# Aerial Photo



# ALDP allocations



## Pre-application Consultation

- Requirement to hold a public consultation event. If necessary this can be virtual
- Event to be advertised at least 7 days in advance
- Copies of notice to be issued to addresses in the local area, specified by the planning authority
- If possible, copies of notice to be displayed in various public places at least 7 days in advance
- A 'Pre-Application Consultation (PAC) Report' is required to accompany application – this details the extent of public consultation, feedback received, and any changes made in response to that feedback

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## Pre-Application Forum

Report by Development Management Manager

**Meeting Date: 24 September 2020**

<b>Site Address:</b>	Former Kincorth Academy, Site Bounded By Cairngorm Drive, Cairnvale Terrace, Deevale, Gardens, Auldearn Place & Kincorth Circle Aberdeen AB12 5NL
<b>Description of Proposal:</b>	Major Residential Development for approximately 213 No. units comprising a mix of unit types, associated streets, parking and amenity spaces
<b>Notice Ref:</b>	200989/PAN
<b>Notice Type:</b>	Proposal of Application Notice
<b>Notice Date:</b>	24 August 2020
<b>Applicant:</b>	Aberdeen City Council
<b>Ward:</b>	Kincorth/Nigg/Cove
<b>Community Council:</b>	Kincorth And Leggart
<b>Case Officer:</b>	Dineke Brasier

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## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

## **APPLICATION BACKGROUND**

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### **Site Description**

The application site was previously occupied by Kincorth Academy and associated playing fields, and is located in Kincorth. All buildings have been removed from the site and it is vacant. It has an irregular shape extending to c.3.9ha. The site is bounded by Deevale Gardens, Kincorth Circle and Kincorth Playing Fields to the north; existing three storey flats fronting onto Auldearn Place to the east; Cairngorm Drive and predominantly two storey terraced houses to the south; and three storey flats facing out on Cairnvale Terrace to the west. Mature trees are located along the north and parts of the southern boundary, whereas there is a high mature hedge along the western boundary and part of the southern boundary. There is 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, is allocated as an opportunity site – OP105 - in the 2017 Aberdeen Local Development Plan. This allocation is proposed to be repeated in the 2020 Proposed Local Development Plan.

### **Relevant Planning History**

A Proposal of Application Notice (PoAN) was submitted for this proposal under planning reference 200989/PAN on 24<sup>th</sup> August 2020. Details submitted included the intention to undertake virtual and physical public consultation events. However, no further details of when and where these will take place were submitted. The PoAN has therefore not been agreed to date.

## **APPLICATION DESCRIPTION**

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### **Description of Proposal**

A major residential development of approximately 215 residential units, associated streets, parking and amenity spaces.

Full details of the proposal are still being prepared and have not been formally submitted at this stage. An indicative site layout submitted as part of the PoAN shows 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 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 is.

## **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

## **Aberdeen City and Shire Strategic Development Plan (2020) (SDP)**

The Strategic Development Plan 2020 was published in August 2020. The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years and promotes a spatial strategy for the next 20 years. All parts of the Strategic Development Plan area will fall within either a Strategic Growth Area or a Local Growth and Diversification Area. Some areas are also identified as Regeneration Priority Areas. The following general targets are identified; promoting diversified economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapting to the effects of climate change and limiting the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

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

## **Aberdeen Local Development Plan (2017)**

- D1 - Quality Placemaking by Design
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Managing the Transport Impact of Development
- T3 – Sustainable and Active Travel
- H1 – Residential Areas
- H3 – Density
- H4 – Housing Mix
- H5 – Affordable Housing
- NE3 – Urban Green Space
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland
- NE6 – Flooding, Drainage and Water Quality
- R2 - Degraded and Contaminated Land
- R6 – Waste Management Requirements for New Development
- R7 – Low and Zero Carbon Buildings, and Water Efficiency
- C11- Digital Infrastructure

## **2020 Proposed Aberdeen Local Development Plan**

- WB1 - Healthy Developments
- NE2 - Green and Blue Infrastructure
- NE4 - Our Water Environment
- NE5 - Trees and Woodland
- D1 - Quality Placemaking
- D2 - Amenity
- H1 - Residential Areas
- H3 - Density

- H4 - Housing Mix and Need
- H5 - Affordable Housing
- I1 - Infrastructure Delivery and Planning Obligations
- T2 - Sustainable Transport
- T3 - Parking
- R2 - Degraded and Contaminated Land
- R5 - Waste Management Requirements for New Development
- R6 - Low and Zero Carbon Buildings, and Water Efficiency
- R8 - Heat Networks
- CI1 - Digital Infrastructure

### **Supplementary Guidance and Technical Advice Notes**

Affordable Housing

Flooding, Drainage and Water Quality

Green Space Network and Open Space

Materials: External building materials and their use in Aberdeen

Planning Obligations

Resources for New Development

Transport and Accessibility

Trees and Woodlands

## **EVALUATION**

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### **Principle of development**

The site is located in an existing residential area, and is allocated for residential development as OP105 (Kincorth Academy) in the 2017 Aberdeen Local Development Plan. This allocation is proposed to be continued in the 2020 Proposed Local Development. The site is part of the Strategic Infrastructure Plan Affordable Housing Programme.

Policy H1 (Residential Areas) sets out that within existing residential areas, the principle of residential development is generally acceptable provided it would not constitute overdevelopment; would not have an unacceptable impact on the character and amenity of the surrounding area; does not result in the loss of valuable and valued areas of open space; and would comply with relevant Supplementary Guidance.

Even though included as part of the Opportunity Site allocation, the western half of the site was previously used as playing fields and tennis courts in association to the use of the wider site as a secondary school and were covered as part of the 2010 Open Space Audit. As such, policy NE3 (Urban Green Space) will also be relevant in the assessment of any application on the site.

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

Issues of layout, scale and design will need to be considered against policy D1 (Quality Placemaking by Design). Policy D1 advises that all development must ensure high standards of design, and have a strong and distinctive sense of place which takes account of the context of the surrounding area, and will be required to offer opportunities for connectivity, which take into account the character and scale of the development, and how it will sit within this wider context.

Proposals will be considered against the six qualities of successful placemaking:

1. Distinctive;
2. Welcoming;
3. Safe and pleasant;
4. Easy to move around;
5. Adaptable; and
6. Resource efficient.



Policies H3 (Density) and H4 (Housing Mix) will also be relevant. Policy H3 (Density) will seek an appropriate density of development on all housing allocations. On sites exceeding 1ha, this density should be at least 30 dwellings per hectare. However, consideration should be given to the site's characteristics, its setting and the surrounding context. An attractive residential environment should be provided to safeguard living conditions. Furthermore, policy H4 sets out that housing developments larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs, and including smaller units.

In addition, policy NE4 sets out that new open space should be provided as part of new development. This open space should be functional, useful and publicly desirable. The minimum provision of open space should be at least 2.8ha per 1000 people, and public or communal open space should be provided in all residential developments. In areas where the Open Space Audit has shown that existing open space is of poor quality, contributions may be sought to enhance existing provision instead of new provision required.

## **Technical Matters**

### *Affordable Housing*

The site is promoted by Aberdeen City Council and is included in the Strategic Infrastructure Plan Affordable Housing Programme. All housing units delivered will therefore be considered affordable housing units. However, due to the size of the proposed development, the proposal will be required to be assessed against policy H5 (Affordable Housing), which sets out that at least 25% of all residential units should be affordable housing units.

### *Developer Obligations:*

Policy I1 (Infrastructure Delivery and Planning Obligations) sets out that 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 a development will place 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 Aberdeen City Council through a Developer Obligations Assessment.

### *Transport and Accessibility*

Policy T2 (Managing the Transport Impact of Development) sets out that all new development must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. Under policy T3 (Sustainable and Active Travel) it must be demonstrated that all new development should be accessible by a range of transport modes, with an emphasis on active and sustainable transport, including consideration of its position in relation to active bus, cycle and pedestrian routes. Parking requirements are set out in the Transport and Accessibility Supplementary Guidance, and are dependent on the size of units, and their tenure.

### *Trees*

Policy NE5 (Trees and Woodlands) includes a presumption against all activities and development that will result in the loss of, or damage to, trees that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

### *Drainage*

Policy NE6 (Flooding, Drainage and Water Quality) sets out that all development proposals of 5 or more homes should be accompanied by a Drainage Impact Assessment. This should detail how surface water and waste water will be managed. Surface water drainage must be the most

appropriate available in terms of SuDS, and avoid flooding and pollution both during and after construction.

#### *Contaminated Land*

Policy R2 (Degraded and Contaminated Land) sets out that the City Council will require all land that is degraded or contaminated is either restored, reclaimed or remediated to a level suitable for its proposed use. There is the potential for the site to be contaminated due to the former use of the site by a school building which was known to contain asbestos, and as such a land contamination assessment would be required as part of the submission.

#### *Waste*

Policy R6 (Waste Management Requirements for New Developments) sets out that all new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes. Furthermore, 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 the planning application submission.

#### *Sustainable development*

Policy R7 (Low and Zero Carbon Buildings, and Water Efficiency) sets out that all new 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. Details should be submitted as part of the application, or can be conditioned.

#### *Digital Infrastructure*

Policy C1 (Digital Infrastructure) sets out that all new residential development will be expected to have access to modern, up-to-date high-speed communications infrastructure. All planning applications for more than 5 houses should therefore be accompanied by evidence that this can be achieved on the site.

## **PRE-APPLICATION CONSULTATION**

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In 200989/PAN, the applicant has indicated that they will undertake, as a minimum, a virtual consultation event with at least one physical event if circumstances would allow. These events are proposed to take place in October/ November 2020, but no date has been set. The results of any preapplication consultation will need to be submitted as part of the Pre-Application Consultation Report, which will form part of the detailed planning application.

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

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As part of any application, the applicant has been advised that the following supporting 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

## **RECOMMENDATION**

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It is 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 applicants to consider and address in any future application.

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