

ABERDEEN CITY COUNCIL

COMMITTEE	Planning Development Management
DATE	19 March 2020
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Technical Advice Note: Materials
REPORT NUMBER	PLA/20/046
DIRECTOR	
CHIEF OFFICER	Gale Beattie
REPORT AUTHORS	Alex Ferguson & Rebecca Kerr
TERMS OF REFERENCE	5) Adopt non-statutory planning management guidance

1 PURPOSE OF REPORT

- 1.1 To seek approval to adopt the content of a new Technical Advice Note (TAN) entitled 'Materials: External building materials and their use in Aberdeen'.

2 RECOMMENDATION(S)

That the Committee:

- 2.1 To note the content of the consultation responses on the Technical Advice Note 'Materials: External building materials and their use in Aberdeen' document, approved for public consultation by the Planning and Development Management Committee on 19 September 2019; and subsequent revisions proposed by Officers to the Draft document (refer Appendix 1).
- 2.2 Approve the Technical Advice Note 'Materials: External building materials and their use in Aberdeen' (Appendix 2) as planning advice in the determination of relevant planning applications.

3 BACKGROUND

- 3.1 The Draft Technical Advice Note (TAN) on 'Materials' was reported to the 19 September 2019 Planning and Development Management Committee meeting

(Report Number: PLA/19/306). Members approved a minimum 4-week period of public consultation exercise and for Officers to report the findings of the public consultation back to this Committee within 6 months. This is the subject of this Report.

- 3.2 The Materials TAN provides technical guidance on a selection of different materials that could be used in the external walls and roofs of new buildings across the city.
- 3.3 The document has been prepared in the context of Aberdeen Local Development Plan (2017) Policy D1 – Quality Placemaking by Design, which states that all development must ensure high standards of design and have a strong and distinctive sense of place.
- 3.4 The Aberdeen Local Development Plan 2017 is supported by statutory Supplementary Guidance (SGs) and non-statutory advice such as Technical Advice Notes (TANs) and Local Planning Advice (LPA). This document will be progressed as a Technical Advice Note to the adopted Local Development Plan, and at the relevant time be carried forward as Technical Advice Note to the emerging Aberdeen Local Development Plan 2022.

Public Consultation – Results

- 3.5 The public consultation on the Draft Materials TAN ran for a period of 4 weeks from Monday 11 November 2019 to Monday 9 December 2019. The document was made available and publicised during the consultation period by the following methods:
 - Publication of document on Aberdeen City Council ‘Consultation Hub’ <https://consultation.aberdeencity.gov.uk/>
 - Hard copy of Draft document available for review at Marischal College, between 9am and 5pm Monday to Friday, and in the Aberdeen Central library during its normal opening hours.
 - Press release issued on the Council’s website advertising the consultation period, including how to view and comment on the Draft document. And social media post on the Council’s Facebook page the week prior to the end of the consultation to encourage responses.
 - Press advert placed in the P&J newspaper on Monday 11 November to advertise the consultation period.
 - Notification (email) of the consultation sent to statutory consultees and all Community Councils.
- 3.6 Following the Committee meeting on 19 September 2019 a news story was reported on by the Evening Express on the Draft Materials TAN on 22 September 2019 with the title “Guidance on building materials to protect Aberdeen’s historic buildings” which helped advertise the topic and forthcoming consultation.

- 3.7 A total of 5 responses were received from the Consultation and are recorded alongside the Officer response and recommended actions (See Appendix 1), with full versions of representations viewed upon request. The responses noted that consideration should be given to external building materials susceptibility to vandalism. Concern was also expressed from one respondent over the loss of granite buildings or their replacement with buildings featuring a high proportion of glass. Another respondent expressed concern that a type of pointing called 'cherry caulking' was not mentioned in the document. However, in summary, responses were supportive and complimentary of the content and approach taken by the Draft Materials TAN.
- 3.8 In addition to the above responses, a very positive and informative meeting was held between a local granite merchants and Planning Officers. As a result of this, some of the text within the document has been revised in relation to the use of imported granite.
- 3.9 The timing of the consultation process coincided with 'World Children's Day', and the opportunity for children and young adults to communicate concerns and wishes to decision makers. As part of the Council's awareness raising campaign linked to Child Friendly Cities, the Draft Materials TAN was therefore presented to a panel of young people. We explored young people's understanding of the homes they live in, their architectural style and how the materials around them give us a 'sense of place'. We discussed the importance of external building material choices, as well as physically looking at a range of sample materials to discuss what young children liked and what they would build their houses from. This engagement exercise highlighted the importance of granite to Aberdeen's sense of place, and the blandness of some modern materials such as renders. Young children liked the idea of introducing green walls into buildings in the future, as well as colour, whether through interesting use of timber cladding or the softer colours of natural stone.
- 3.10 The Materials TAN will be reviewed in line with Proposed Aberdeen Local Development Plan 2020 processes.

Strategic Environmental Assessment

- 3.11 A SEA assessment was required as the proposed guidance falls within the 'sets the framework for future development consent of projects' remit. The Pre-Screening notification was submitted to SEA Gateway and the Consultation Authorities which determined that neither a SEA nor SEA Screening was required as the plan was unlikely to have any significant environmental consequences. It could be considered that the Draft Materials TAN has an indirect but positive impact on the environment by promoting and ensuring adequate consideration of the sustainability and life-cycle of materials.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications arising from approval of this report.
- 4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will, where this is applicable, be subject

to assessment in line with the principles and standards set out in the Technical Advice Note.

5 LEGAL IMPLICATIONS

5.1 There are no legal implications arising from approval of this report.

6 MANAGEMENT OF RISK

Category	Risk	Low (L) Medium (M) High (H)	Mitigation
Financial	None	N/A	N/A
Legal	None	N/A	N/A
Employee	By not providing this technical advice, Officers could provide inconsistent advice by not having a known consensus approach. This could result in longer timescales to manage and process planning applications.	L	Agreeing the content of the Draft Technical Advice Note will encourage an informed approach to the selection of appropriate materials in advance of planning applications being submitted. This will further enable consistency of site-specific advice to individual proposals.
Customer	Not providing technical advice could mean the Customer is open to developing proposals that may not be appropriate to the location.	L	Technical advice will provide greater clarity, consistency and certainty in the topic area of 'materials'.
Environment	Not providing this advice could result in lost opportunities to protect and enhance our built environment with appropriate material choices, particularly in sensitive, historic environments and in formation of our new communities.	M	Technical advice is prepared in order to give direction to specific aspects of development, and as a material consideration in the evaluation of development proposals. The Draft advice has been subject to the Strategic Environmental Assessment screening processes.
Technology	None	N/A	N/A
Reputational	Not providing advice opens the possibility	M	Agreeing the advice illustrates the Council's

	of inconsistency and poor-quality decision-making about Aberdeen's identity and sense of place.		approach to development matters to protect and enhance our city through clear and consistent means.
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7 OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Prosperous Economy	Technical guidance on the topic of 'Materials' helps to stimulate ideas at the earliest stage of the design process for new developments whilst taking into consideration Aberdeen's distinct sense of place which helps strengthen the identity of Aberdeen to economic investment (Key Driver 1.3).
Prosperous People (Children & Young People)	Public consultation was available to all ages helping to foster inclusive decision making (Key Driver 7.1). Officers actively engaged young people in the Draft Materials TAN as part of World Children's Day.
Prosperous People (Adult)	No direct links however consistent advice on materials helps to foster improved sense of civic pride, and attractive built environments can contribute toward mental well-being.
Prosperous Place	The Draft TAN promotes the use of high-quality and sustainable materials, which considered their life-cycle and climate change adaptability (Key Driver 14.1).

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	Consultation included both internal and external stakeholders and was hosted digitally on the Council's 'Consultation Hub'. Public consultation on Council advice documents ensures they are inclusive.
Organisational Design	The Draft TAN was available to view on the Council's website and the outcomes of the public consultation process are now being reported to Committee for transparency. The Draft TAN also took on board comments expressed as part of internal consultation with colleagues from teams across the Strategic Place Planning Service, including hosting a workshop discussion on the topic.
Governance	Technical guidance is governed through the Council's Committee Reporting Procedure to ensure transparency and the consultation process allows the creation of an inclusive document. Guidance will be reviewed alongside future development plan review process.

Workforce	Technical advice allows for a more informed and consistent approach to decision making, saving staff time and is supported by in-house skills on the topic area.
Process Design	This Technical Advice Note has been developed due to the absence of anything existing which sets out general parameters for the selection of external materials.
Technology	Technical Advice Notes are available as an on-line resource to any interested party.
Partnerships and Alliances	Technical Advice would be ultimately approved following engagement and consultation with external interested parties including formally constituted groups.

8 IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	EHRIA completed when the document was presented to Committee initially on 19 September 2019 – the assessment showed a neutral impact on the protected groups. The assessment did raise indirect potential risk to people with visual impairment from the use of glass in building facades; and the Draft TAN has been updated accordingly. The comments received as part of the public consultation did not raise any issues which it was felt a review of the EHRIA was necessary.
Data Protection Impact Assessment	Not required
Duty of Due Regard / Fairer Scotland Duty	Not applicable

9 BACKGROUND PAPERS

- 9.1 Aberdeen Local Development Plan 2017
https://www.aberdeencity.gov.uk/sites/default/files/LDP_WS_20170328.pdf
- 9.2 Proposed Aberdeen Local Development Plan 2020
<https://committees.aberdeencity.gov.uk/documents/s107795/Appendix%201%20-%20Proposed%20Local%20Development%20Plan.pdf>
- 9.3 Planning Development Management Committee Report PLA/19/046:
 Technical Advice Note: Material
<https://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=348&MIId=6673&Ver=4>

10 APPENDICES

- 10.1 Appendix 1 – Technical Advice Note Materials: External building materials and their use in Aberdeen.
- 10.2 Appendix 2 – Summary of responses and issues arising from public consultation

11 REPORT AUTHORS CONTACT DETAILS

Alex Ferguson
Planner – Development Management
01224 522199
aferguson@aberdeencity.gov.uk

Rebecca Kerr
Planner – Masterplanning, Design and Conservation
01224 522241
rekerr@aberdeencity.gov.uk