



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE

STATUTORY PRE-DETERMINATION HEARING

15th March 2021

Erection of active retirement community (circa 60 units in mix of apartments, cottages and houses and 20-bed nursing home) including small-scale local shop and café, community allotments and associated infrastructure

Binghill House, Binghill Road, Aberdeen, AB13 0JL

Application Ref: 200750/PPP

LOCATION PLAN – MILLTIMBER CONTEXT

**APPLICATION
SITE**

OLDFOLD

**BINGHILL
ROAD**

**CONTLAW
ROAD**

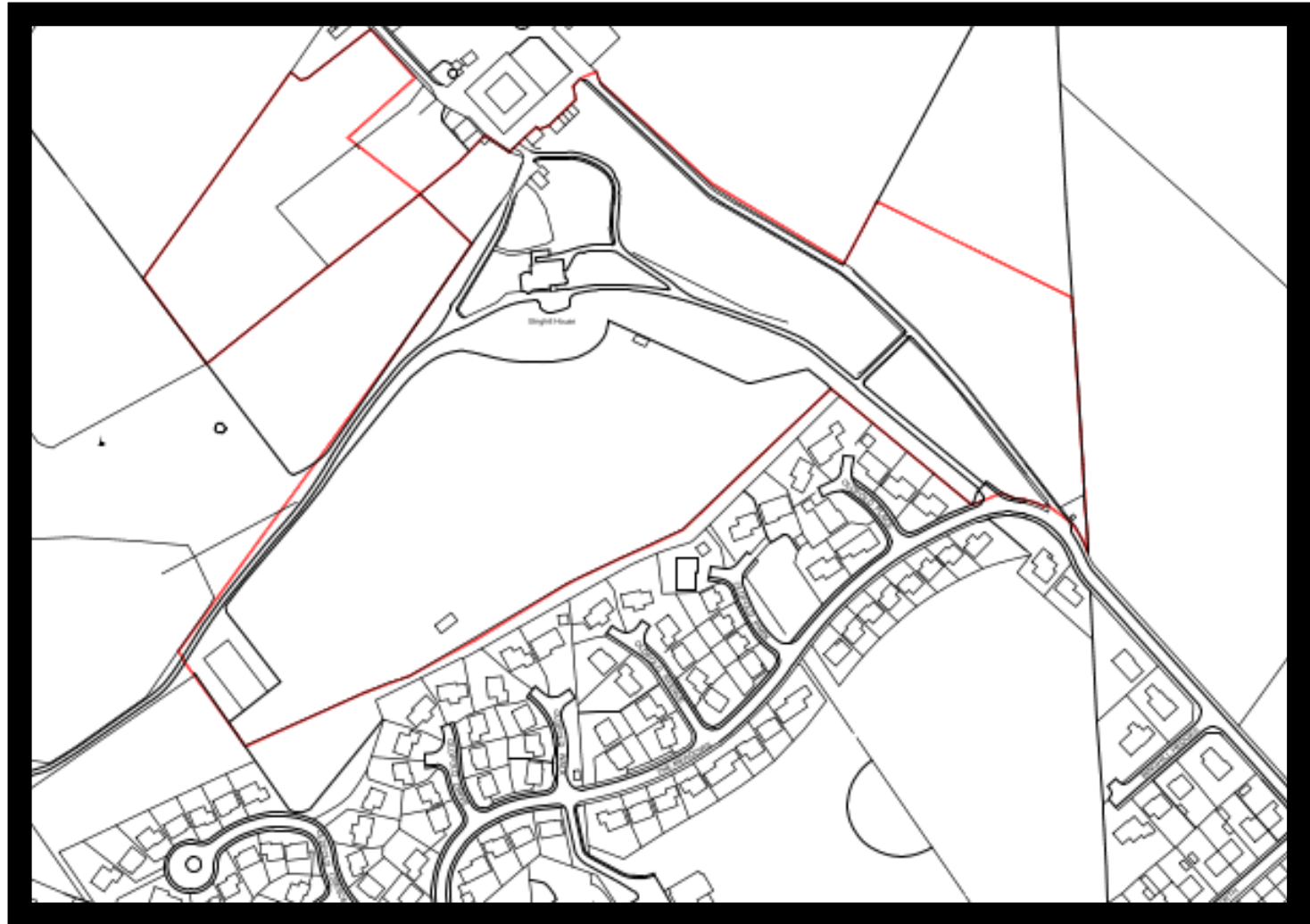
MILLTIMBER

NORTH DEESIDE ROAD





LOCATION PLAN



AERIAL PHOTO





EXISTING SITE ENTRANCE – FROM BINGHILL ROAD



**EXISTING ENTRANCE TO STEADINGS – PROPOSED LOCATION FOR
NEW ACCESS**



EXISTING ACCESS TO STEADINGS & PROPOSED LOCATION OF “LOOP” ACCESS ROAD



LOOKING EAST FROM EXISTING ACCESS TO STEADING BUILDINGS



LOOKING SOUTH-EAST FROM STEADING ACCESS TOWARDS OLDFOLD DEVELOPMENT





EXISTING DRIVEWAY – LOOKING SOUTH TOWARDS BINGHILL ROAD



EXISTING DRIVEWAY – LOOKING NORTH



LOOKING SOUTH-EAST (FROM BINGHILL HOUSE)



LOOKING SOUTH-WEST (FROM BINGHILL HOUSE)



PANORAMIC VIEW OF SOUTHERN SECTION OF APPLICATION SITE





LOOKING EAST



LOOKING SOUTH FROM CENTRAL AREA WITHIN SITE



LOOKING WEST – FROM CENTRALLY WITHIN THE SITE



VIEW LOOKING EAST FROM LOWER SECTION OF THE SITE



VIEW FROM LOWER SECTION OF THE SITE



VIEW FROM SOUTH-EAST LOOKING NORTH-WEST



VIEW LOOKING WEST



VIEW LOOKING WEST



VIEW FROM CENTRALLY WITHIN THE SITE



LOOKING NORTH-WEST FROM CENTRALLY WITHIN THE SITE



LOOKING NORTH-EAST FROM CENTRALLY WITHIN THE SITE



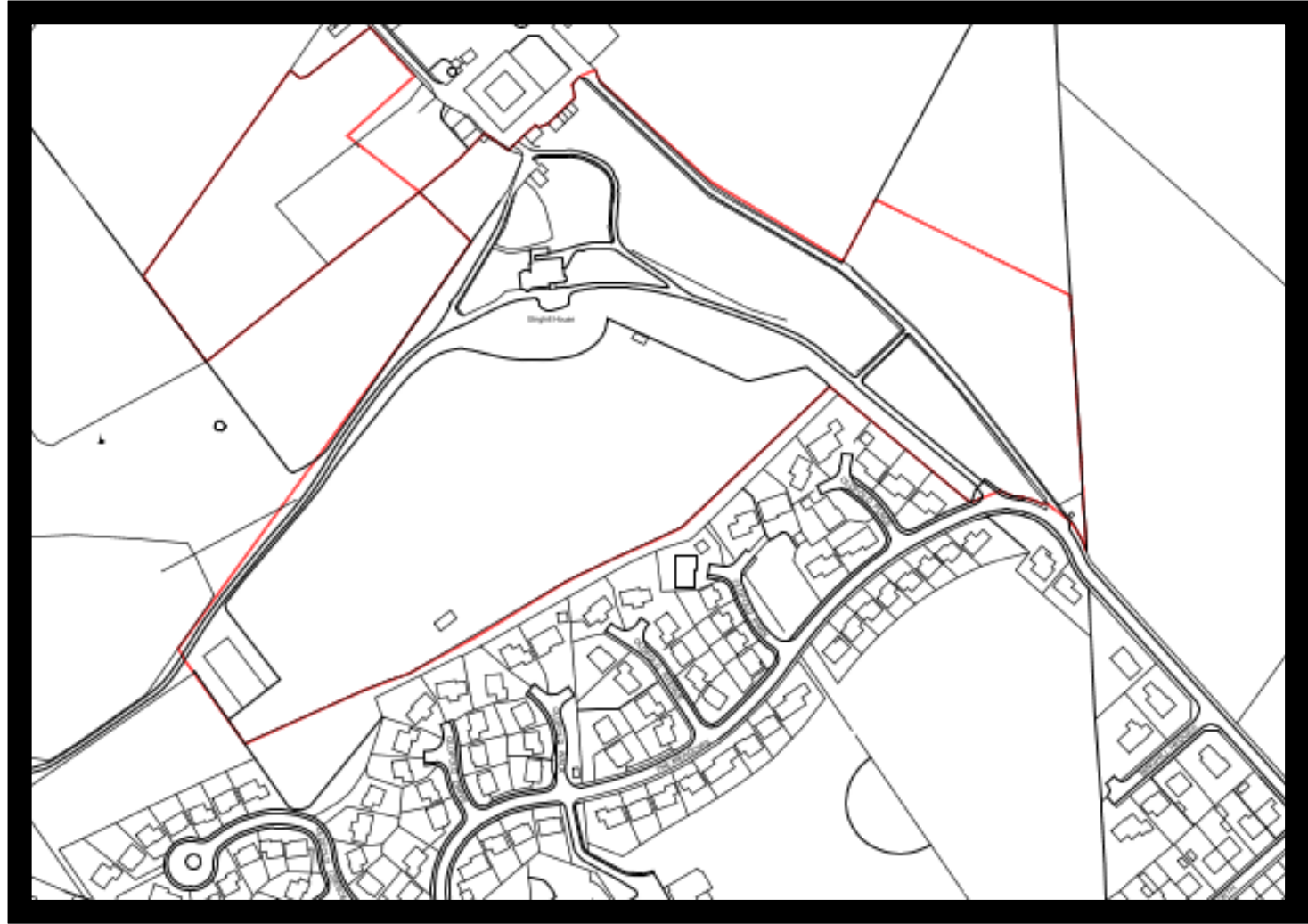
LOOKING WEST TOWARDS BINGHILL HOUSE



BINGHILL HOUSE (FROM SOUTH)



LOCATION PLAN



AERIAL
PHOTO



INDICATIVE SITE PLAN





2017 Aberdeen Local Development Plan Zonings

PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN

GREEN BELT AND GREEN AND BLUE INFRASTRUCTURE (NE1 AND NE2)

OLDFOLD LAND RELEASE

RESIDENTIAL AREAS – H1

GREEN AND BLUE INFRASTRUCTURE – NE2





BACKGROUND

- Application was subject to statutory Pre-Application Consultation
- Applicants and officers presented to the Pre-Application Forum in September 2019
- Pre-Application Consultation Report forms part of the current submission



ABERDEEN LOCAL DEVELOPMENT PLAN

- Site is zoned within the Green Belt and Green Space Network in the ALDP
- NE1 states that the “Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network” and “proposals for development that are likely to destroy or erode the character and/ or function of the Green Space Network will not be permitted”.
- Policy NE2 states that “no development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/ quarry restoration; or landscape renewal”



ABERDEEN LOCAL DEVELOPMENT PLAN

Further states that proposals for development associated with existing activities in the Green Belt will be permitted but only if all of the following criteria are met:

- a) the development is within the boundary of an existing activity
- b) The development is small scale
- c) The intensity of activity is not significantly increased; and
- d) Any proposed built construction is ancillary to what exists.



ABERDEEN LOCAL DEVELOPMENT PLAN

- NE2 makes no provision for development on the level proposed in the current application.
- Represents a ‘significant departure’ from the Development Plan
- Significant departure necessitates a Pre-Determination Hearing – PDMC meeting of September 2020 established that this hearing would be before PDMC, rather than Full Council.



ABERDEEN LOCAL DEVELOPMENT PLAN

- Bingham House is a Category “C” listed building, and was listed in November 2014.
- Where a proposal affects a listed building Sections 14(2) and 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act places a duty on Planning Authorities in determining applications to have a special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses.



PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN

- Approved by Full Council in March 2020
- Represents the ‘settled view’ of the Council on what the next LDP should contain
- The Green Belt and Green Space Network (Proposed as Green and Blue Infrastructure) designation is carried forward to the Proposed Aberdeen Local Development Plan.
- Statutory consultation on Proposed Plan from May-Aug 2020
- Responses being reviewed and processed with 261 supporting its continued exclusion from the PALDP





REPRESENTATIONS

- 173 representations received (147 in objection, 24 in support and 2 neutral comments)
- Cults, Bielside and Milltimber Community Council object to the proposal.
- Developer Obligations advise of contributions towards the core path network, healthcare facilities and community facilities.
- Colleagues in Roads have provided various comment and have raised no objection to the application.
- All other technical consultees are content with the proposal and other aspects could be controlled via condition.