

OAKBANK SCHOOL, MIDSTOCKET ROAD,
ABERDEEN

RELOCATION AND REPLACEMENT OF
EXISTING SUBSTATION

For: Carlton Rock Ltd

Application Ref. : P120126
Application Date : 26/01/2012
Officer : Jennifer Chalmers
Ward: Midstocket/Rosemount (B Cormie/J
Laing/J Corall)

Advert :
Advertised on :
Committee Date : 22nd March 2012
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The site is located within the north western corner of the former Oakbank School site adjacent to Mid Stocket Road. There are large beech trees that run along the Mid Stocket Road boundary as well as an existing vehicular opening for access to the existing sub-station. Along the western boundary there are more well established beech trees.

HISTORY

P101976 – Approval with Legal Agreement was granted on 19th July 2011 for the 'Development of 131 no residential units, including detached houses, townhouses and flats, with associated access, parking and landscaping'.

P111813 – Conditional approval granted on 3rd February 2012 for 'Change of house type to Plot 19 from 'Oak' to 'Large Oak' with sunlounge.

PROPOSAL

Detailed planning permission is sought to relocate and replace the existing sub-station with 2 no smaller substations.

The current substation measures 6.4m x 3.2m x 3.0m, whilst the 2 no replacement substations would each measure 3m x 3m x 3m, therefore giving an overall size of 6m x 3m x 3m. The 2 no replacement substations would be located approximately 8m to the north west of the current substations position.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has raised 9 letters of objection including one from the Rosemount & Mile-End Community Council and therefore, in terms of the Council's Scheme of Delegation, the application is required to be determined by the Development Management Sub-committee.

CONSULTATIONS

ROADS SECTION – No observations

ENVIRONMENTAL HEALTH – No observations

COMMUNITY COUNCIL – The Rosemount & Mile-End Community Council object on the grounds that:

- Motive for late change
- Impact on adjacent neighbours

REPRESENTATIONS

Eight letters of representation have been received in addition to the letter of objection from the Community Council. Six of these letters are template letters which raise the same issues. The material planning concerns raised issues relating to the impact on visual and residential amenity by virtue of its size and proposed generation of noise

There are however some concerns which are not considered material considerations in the planning process and these relate to the effect of the

proposal on house prices and health implications and the reasoning behind the proposal.

PLANNING POLICY

Aberdeen Local Development Plan: Policy H1 (Residential Areas) – this policy states any proposal must not have an unacceptable impact on the character or amenity of the surrounding area.

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require planning applications to be determined in accordance with the development plan unless other material considerations indicate otherwise.

The reason that the substation is to be relocated is because it would be within the back garden of one of the approved properties. As a result it is practical to keep the substation as close to the existing site as possible. There is also an existing access off Mid Stocket Road that provides access for SSE Power to service and maintain the current substation. In order to utilise the existing access, the proposed replacement substation is to be relocated next to this access but must be positioned at least 2m from the road. The proposed position is considered the most suitable and would have least impact on the surrounding area.

The difference in distances between the existing and relocated / replacement substation would be approximately 7m as opposed to currently 19m away from 60 Woodstock Road which is a reduction in distance of 12m and approximately 20m as opposed to currently 16m away from 58 Woodstock Road which is an increase in distance of 4m.

It is recognised that the proposed smaller substations would be considerably closer to no. 60 Woodstock Road. On this basis it is important to ascertain whether or not their relocation would have a detrimental impact on the amenity of this property. In this case the material considerations are in relation to visual amenity and any noise that may be generated from the running of the substations. In terms of any visual impact a landscaping condition has been attached in order to provide screening thereby minimising the visual impact on the surrounding area.

In terms of any impact from noise and any other environmental issues, there were no observations made by our environmental health officer which means that they had no concerns in relation to this proposal.

The current substation is to be replaced with 2 no smaller substations. As a result this would reduce the cubic meterage from 61.44 down to 54 cubic metres which is a reduction of approximately 7.44 cubic metres.

Overall, it is considered that the proposed relocation and replacement of the existing substation with 2 no. smaller substations would not have a detrimental impact on the character or amenity of the surrounding area in terms of visual amenity and noise pollution.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

That the proposed re-siting and replacement of the existing substation with 2 no smaller substations would not have a detrimental impact on the character or amenity of the surrounding area in terms of visual amenity and noise pollution.

it is recommended that approval is granted with the following condition(s):

(1) that no development pursuant to the planning permission hereby approved shall be carried out unless there has been submitted to and approved in writing for the purpose by the planning authority a further detailed scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree/shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(2) that the use hereby authorised shall not take place unless there has been submitted to and approved in writing for the purpose by the planning authority a scheme of landscaping for the site, which scheme shall include indications of all existing trees and landscaped areas on the land, and details of any to be retained, together with measures for their protection in the course of development, and the proposed areas of tree / shrub planting including details of numbers, densities, locations, species, sizes and stage of maturity at planting - in the interests of the amenity of the area.

(3) that no development shall take place unless a plan showing those trees to be removed and those to be retained and a scheme for the protection of all trees to be retained on the site during construction works has been submitted to, and approved in writing by, the Planning Authority and any such scheme as may have been approved has been implemented - in order to ensure adequate protection for the trees on site during the construction of the development.

(4) that any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied - in order to preserve the character and visual amenity of the area.

(5) that no materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

Dr Margaret Bochel

Head of Planning and Sustainable Development.