

UNITS 1 & 2, SITE 94 HARENESS ROAD,  
ALTENS INDUSTRIAL ESTATE

ERECTION OF TEMPORARY STORAGE  
BUILDING

For: Freight 2 The Point

Application Ref. : P120795  
Application Date : 30/05/2012  
Officer : Tommy Hart  
Ward: Kincorth/Loirston (N Cooney/C  
Mccaig/A Finlayson)

Advert : Notify not possible  
(owner)  
Advertised on : 13/06/2012  
Committee Date : 19 July 2012  
Community Council : No response received



**RECOMMENDATION: Approve - Time Limited Period**

## **DESCRIPTION**

The application site comprises Aberdeen Lorry Park which is around 2.7ha in size and is accessed directly off Hareness Road. There are a number of small-scale warehouse and office buildings to the front (north) of the site, whilst the rest of the site is taken up by external yard area. To land to the north, south and east of the site is predominantly business and industrial in nature. To the west there are residential properties which front onto Wellington Road. There is also a Shell petrol station abutting the south west section of the site adjacent to the emergency access point. Along the west boundary there is a strong mature tree belt.

## **HISTORY**

There have been various applications over the years for this site related to the industrial nature of the area.

## **PROPOSAL**

Retrospective planning permission is sought for the erection of a temporary storage building. The building is situated in the south-west corner of the application site, adjacent to the emergency access gate to Wellington Road. The building is around 15m wide, 7m to ridge and around 40m long. The roof and top part of gable is finished in PVC material, coloured white. The building is an aluminium portal frame with aluminium sheet cladding.

## **REASON FOR REFERRAL TO SUB-COMMITTEE**

The land is owned by the Council and therefore there is a requirement for the application to be determined by the Development Management Sub-Committee.

## **CONSULTATIONS**

ROADS SECTION – no comments received

ENVIRONMENTAL HEALTH – no comments received

COMMUNITY COUNCIL – no comments received

## **REPRESENTATIONS**

One letter of representation has been received from a nearby resident. No objection has been raised although concern has been raised that the building would be used as a workshop and not just a storage facility. Concern is also raised that the emergency access road would be used as the access to the temporary building.

## **PLANNING POLICY**

The application site is located on land allocated as Business and Industrial Land (Policy BI1) in the Aberdeen Local Development Plan (ALDP). ALDP policy D1 (Architecture and Placemaking) and Supplementary Guidance: Temporary Buildings Design Guide are also relevant.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that in determining a planning application, regard must be had to the Development Plan. Determination shall be made in accordance with the Plan

unless material planning considerations indicate otherwise. The Development Plan consists of the Aberdeen City and Shire Structure Plan and the Aberdeen Local Development Plan.

### **Policies**

ALDP policy B11 (Business and Industrial Areas) seeks to ensure that land is retained for these uses and that any development does not prejudice any future development. It is considered that there is no conflict with the policy by virtue that the temporary storage building is located adjacent to the site boundary and is related to the existing use on site.

In terms of ALDP policy D1 (Architecture and Placemaking), it is considered that the building has been designed with due consideration for its context. The size, design and materials are in keeping with the industrial area.

The Council's Supplementary Guidance on Temporary Buildings states that demountable buildings, e.g. prefabricated sections to form a building which is fixed into prepared foundations (and is therefore of a more permanent nature) must be sited in the same way as demountable buildings, i.e. they;

- must be sited to the rear of existing buildings;
- must avoid loss of existing car parking spaces; and
- must not be sited on landscaped amenity areas, especially those with established tree and shrub planting.

It is considered that the siting of this temporary building is acceptable as it conforms to the above criteria.

### **Letter of representation**

No material planning considerations have been raised in the letter of representation. However, the following points are made for clarification purposes;

- the application is for a temporary storage building. Planning permission would be required for any future material change of use.
- The main access to the site is to the north, off Hareness Road. This application is not seeking permission to use the emergency access to the south west corner of the site and therefore the same access arrangements still apply.

### **Conclusion**

It is considered that the application proposal does not conflict with ALDP policies or Supplementary Guidance. The proposal does not negatively impact on the character or amenity of the surrounding area. In line with recommendations of the supplementary guidance, the application is recommended for approval for an initial period of 5 years.

### **RECOMMENDATION**

**Approve - Time Limited Period**

## **REASONS FOR RECOMMENDATION**

The temporary building, by virtue of its position within the application site and its boundary screening, is considered acceptable in its context as it would not have a negative impact on the character or amenity of the surrounding area. There is not considered to be any conflict with Local Plan policy or guidance.

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

(1) that the temporary offices and associated structures hereby granted planning permission shall be removed from the site on or before 18/07/2017 and shall not remain on the site thereafter - that the character and siting of the structures are not such as to warrant their retention for a period longer than that specified in this permission.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.