

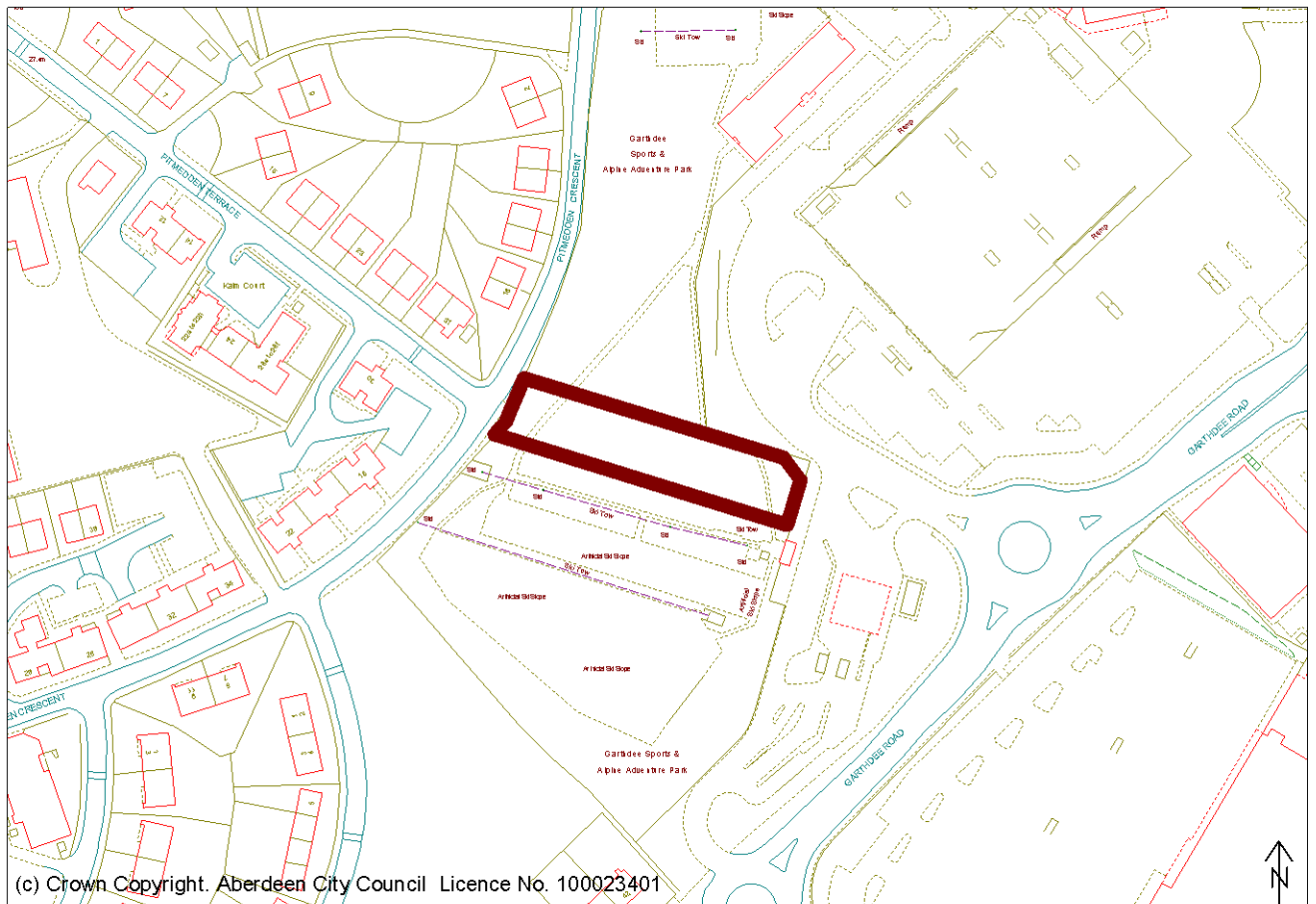
# GARTHDEE ROAD, ABERDEEN

## PROVISION OF AN ADDITIONAL/NEW ON THE GROUND SKI-RUN, SKI-TOW PATH AND POMA SKI-LIFT FACILITY

For: Aberdeen Snowsports Centre Ltd

Application Ref. : P120967  
Application Date : 04/07/2012  
Officer : Frances Swanston  
Ward: Airyhall/Broomhill/Garthdee (I Yuill/A Taylor/G Townson)

Advert :  
Advertised on :  
Committee Date : 27 September 2012  
Community Council : No response received



**RECOMMENDATION: Approve subject to conditions**

## **DESCRIPTION**

The application relates to the Aberdeen Snowsports Centre facilities for dry slope skiing at Garthdee, immediately behind (south-west) of the ASDA car park and east of Pitmedden Crescent. There are existing facilities on site; the main artificial ski slope and two further areas of slope with two existing ski tows. The car park for the Snowsports Centre and the centre itself are accessed via the ASDA car park entrance. The site is bounded to the west by the residential properties along Pitmedden Crescent, to the south by the ASDA petrol station and to the north-east and south-west by areas of open space. It appears that work is already underway on site with the construction of a new ski run.

## **HISTORY**

A3/2251 – Planning permission granted for the refurbishment of the artificial ski slope, construction of a new artificial ski slope with floodlighting, construction of a nursery ski slope and artificial pitch.

A8/0723 – Planning permission granted for the erection of a wooden ski shelter at the base of the ski slope for customers to view lessons.

## **PROPOSAL**

Detailed planning permission is sought for the construction of a new ski slope and ski tow lift to the northern edge of the ski complex. The ski run would be approximately 68 metres in length and at an angle of approximately 15 degrees and would be covered in an artificial surface. There would be three ski 'stations' each comprising a steel support column for the ski tow, each with a height of 4.5 metres and positioned at the bottom, half way up the slope and at the top. The column at the top would be sited at ground level adjacent to Pitmedden Terrace. The lift would comprise a number of tow hanger Poma or 'button' lifts each comprising a single steel column with a round disc seat at the bottom designed to carry one person standing up.

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

Aberdeen City Council has an interest in the site as landowner and therefore the application falls outwith the agreed Scheme of Delegation and requires determination by the Development Management Sub-Committee.

## **CONSULTATIONS**

ROADS SECTION – No observations

ENVIRONMENTAL HEALTH – - The Environmental Health Officer requires a condition to be attached controlling the hours of construction as the site is close to a residential area.

COMMUNITY COUNCIL – No comments received.

## **REPRESENTATIONS**

One letter of representation has been received from a property at Pitmedden Terrace. The neighbour objects to the proposed development stating that a

further lift would be overdevelopment of the site in a quiet residential area and that there are insufficient parking facilities on the site.

## **PLANNING POLICY**

### **Aberdeen Local Development Plan**

**Policy NE3 - Urban Green Space** - permission will not be granted to use or redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space...for any use other than recreation or sport.

**Policy D1 – Architecture and Placemaking** - To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details etc will be considered in assessing that contribution.

## **EVALUATION**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The site falls within an area designated as Urban Green Space and as such there is a presumption against the redevelopment of such spaces unless for recreation or sport uses. The ski centre is an established use within the Urban Green Space area and as such, the addition of a further ski run and lift would be acceptable under the provisions of this policy.

The site is in close proximity to residential properties at Pitmedden Crescent and Pitmedden Terrace although the wider character of the area comprises a mix of uses with the Garthdee retail parks and ski and sports facilities to the south. The ski lift column at the top of the run would have a visual impact upon the views from Pitmedden Crescent looking south. However, the column would be sited at ground level (with a height of 4.5 metres) and not on a raised platform like the column for the adjacent lift to the west, therefore the visual impact would be minimised. The top of the lift would be approximately 30 metres from the closest residential property and as such, whilst visible from some of these properties, the ski lift would not have an unacceptable impact.

The Environmental Health Officer requests a condition be attached to any approval restricting the hours of construction of the ski slope and lift given its proximity to residential properties.

In terms of the issues raised by the letter of objection, the ski centre is an existing use and has sufficient space to construct a ski run and lift as proposed so would not in itself lead to over-development of the site. In terms of car parking provision, the Roads Engineer has assessed the application and has no observations to make on the proposal and is therefore satisfied that there would be no adverse impact on parking provision at the ski centre.

Therefore the ski lift has been designed with due consideration for its context in accordance with Policy D1. It would be an additional facility within the established ski centre, which can be accommodated on the site, in accordance with Policy NE3. Whilst the ski lift columns and in particular the column at the top of the run, would have a visual impact due to their height above the new slope, this impact would not be unacceptable upon the residential or visual amenity of the surrounding area.

## **RECOMMENDATION**

**Approve subject to conditions**

## **REASONS FOR RECOMMENDATION**

The ski lift and run would be an additional facility within the established ski centre, which can be accommodated on the site, in accordance with Policy NE3. Whilst the ski lift columns and in particular the column at the top of the run would have a visual impact due to their height, this impact would not be unacceptable upon residential or visual amenity, and as such has been designed with due consideration for its context in accordance with Policy D1 of the Aberdeen Local Development Plan.

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

(1) that, except as the Planning Authority may otherwise agree in writing, no construction or demolition work shall take place:

- (a) outwith the hours of 7.00 am to 7.00 pm Mondays to Fridays;
- (b) outwith the hours of 9.00 am to 4.00 pm Saturdays; or
- (c) at any time on Sundays,

except (on all days) for works inaudible outwith the application site boundary. [For the avoidance of doubt, this would generally allow internal finishing work, but not the use of machinery] - in the interests of residential amenity.

(2) that the ski tow lift at the top of the ski run (Station 3) hereby approved shall be sited no higher than at the existing ground level at Pitmedden Crescent - in order to preserve the residential and visual amenity of the area.

**Dr Margaret Bochel**

Head of Planning and Sustainable Development.