

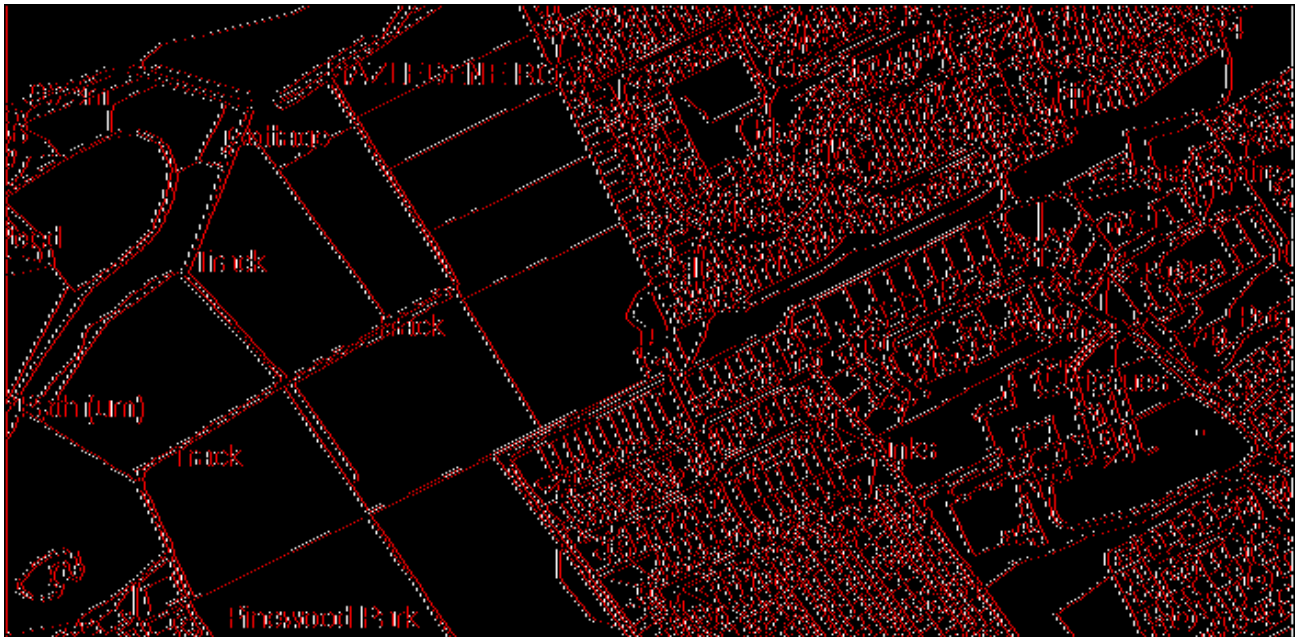
PINEWOOD, COUNTESSWELLS ROAD,
HAZLEDENE

ERECTION OF TEMPORARY SALES POD FOR
ASSOCIATED PROPOSED RESIDENTIAL
DEVELOPMENT

For: Hazeldene Developments Limited

Application Type : Detailed Planning Permission
Application Ref. : P130573
Application Date: 26/04/2013
Officer: Gavin Clark
Ward : Hazlehead/Ashley/Queen's Cross(M
Greig/J Stewart/R Thomson/J Corall)

Advert : Can't notify neighbour(s)
Advertised on: 08/05/2013
Committee Date: 13 June 2013
Community Council : Comments



RECOMMENDATION: Approve - Time Limited Period

DESCRIPTION

The site is located at the northern most point of Countesswells Avenue, immediately to the north of a bus turning circle and comprises part of a field.

The rear garden ground of the properties at Burnieboozle Crescent (one and a half storey dwellinghouses) are located to the immediate east of the site. The immediate west and north of the site are open fields, which are associated with the Pinewood/ Hazeldene residential development. Post and wire fencing separates the site from properties at Burnieboozle Crescent, with a core path located on the eastern boundary of the site.

RELEVANT HISTORY

- Planning permission in principle (Ref: A7/2178) was approved in August 2010 for a proposed residential development and formation of access roundabout and access roads.
- An application is currently pending consideration (Ref: 120029) for the approval of Matters Specified in Conditions 1 (Archaeology); 2 (SUDS); 6 (Public Transport agreement); 7 (Road junction works); 8 (Roads improvements); 9 (Landscaping); 11 (Open Space); 12 (Dry-stone walling); 14 (design per 'Home zone' principles); 16 (Road junction works); 17 (Roads improvements); 19 (Road junction improvements); 20 (traffic calming); 21 (footpath links outwith site); 23 (i)(access) and 23(iv)(design) of planning permission in principle ref A8/0530, relating to the construction of 200 dwellinghouses across the Hazeldene site, and 23(ii) (siting) and 23(iii) (landscaping) solely in relation to Phase 1, comprising 50 dwellings.
- An application is currently pending consideration (Ref: 120952) for the approval of Matters Specified in Conditions 1 (SUDS); 2 (Open Space); 3 (Landscaping); 8 (Roads improvements - site access from Countesswells Road); 10 (Dry-stone walling); 11 (Roads improvements - junction of Countesswells Road and Springfield Road); 16 (Archaeology) of Planning Permission in Principle ref A7/2178, relating to the construction of 150 dwellinghouses.
- Advertisement Consent (Ref: 130421) was approved in May 2013 for the erection of a freestanding "V" sign measuring 7.2m x 3.7m. This sign is to be located on Countesswells Road, adjacent to the entrance to Robert Gordon's College playing fields and advertises the residential development.

PROPOSAL

The proposal seeks detailed planning permission for the erection of a temporary sales pod to be used in association with the approved housing development (Ref: A7/2178).

The sales pod would be single storey with a pitched roof and is square in shape, with a triangular projection to the south-west. It would be located approximately 6 metres from the rear elevation of the properties on Burnieboozle Crescent and would measure 12 metres x 9.65m, with the triangular projection extending the

building to 16 metres at its longest point. The proposal has an overall height of 5 metres.

The proposal includes provision for 5 parking spaces, with an associated access road. The rear and side elevations and the roof would be grey micro rib panels, with all flashings to match. The front elevation would be predominantly glazed with zinc cladding and double glazed aluminium framed windows.

Supporting Documents

All drawings and the supporting documents listed below relating to this application can be viewed on the Council's website at - <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?130573>

On accepting the disclaimer enter the application reference quoted on the first page of this report.

REASON FOR REFERRAL TO SUB-COMMITTEE

The application has been referred to the Sub-committee because Cragiebuckler and Seafield Community Council have objected to the application. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team – response received. Issues raised include parking provision, visibility splays and access into and from the site. These comments will be discussed in greater detail later in this report.

Environmental Health – response received, no objection.

Enterprise, Planning & Infrastructure (Flooding) - response received, no objection.

Community Council – Cragiebuckler and Seafield Community Council have objected to the planning application for the following reasons:

- Adverse visual impact;
- Unspecified construction materials;
- Affect on the Core Path system; and
- Impact of site traffic and noise on neighbouring streets.

REPRESENTATIONS

Three letters of representation/objection/support have been received. The objections raised relate to the following matters –

- Concerns about potential impact on french drain to the rear of the properties on Burnieboozle Crescent;
- Concerns in relation to discharge to foul sewer;
- Concerns about the neighbour notification process; and
- Concerns about the internal layout of the sales pod

PLANNING POLICY

Aberdeen Local Development Plan

Policy H1 Residential Areas: states that within existing residential areas, proposals for non-residential uses will be refused unless they are considered complimentary to the residential use; or it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of the existing residential amenity.

OP57 - Pinewood: Greenfield site identified in the Aberdeen Local Plan 2008 for 150 homes.

OP52 – Hazeldene: Greenfield site identified in the Aberdeen Local Plan 2008 for 150 homes.

Supplementary Guidance

Temporary Buildings: states that permission will not normally be given for the retention of portable buildings beyond the two and a half years maximum duration. To be granted planning permission, units:

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

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that where, in making any determination under the planning acts, regard is to be had to the provisions of the development plan and that determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Analysis:

This application requires to be considered in terms of its design, its impact on amenity and public safety. The size, design and location of the sales cabin is acceptable on a temporary basis associated with a development site. Although the sales cabin would be quite close to the adjacent houses on Burnieboozle Crescent, there should be no significant impact on the amenity of the residents.

Sufficient car parking would be provided. The proposal raises no public safety concerns. There are parts of the Supplementary Guidance which are not relevant in this instance, however, the proposal would not result in the loss of car parking and would not be located on a landscaped amenity area. The proposal is only being approved for a period of two years. Given that the sales cabin is associated with a housing development on the site, there is no conflict with local development plan policy.

Roads Consultation Response:

In their initial comments the Roads Projects Team indicated that 11 parking spaces had been provided, 6 more than the maximum parking requirement. In response the agent removed the additional spaces, and 5 parking spaces are now associated with the development. The Roads Projects Team has confirmed that they are satisfied with this amendment.

In terms of visibility, this can adequately be provided. A condition is therefore not required in this instance.

There is a bus stop present near to the access junction at the end of the turning circle. Concerns were raised that any buses waiting at this stop would obstruct the movement of vehicles leaving the site; subsequently a swept path analysis was submitted. Roads have requested a condition which seeks a temporary extension into the turning circle, which will allow cars to pass parked buses, without having to bump up onto the kerb.

The Roads Projects Team had no further comment to make, subject to conditions.

Letters of Representation:

- Adverse visual impact;

The temporary sales pod would be positioned with due regard to the siting of the proposed new properties under the first phase of the proposed residential development. The siting in this location would also enable customers to view the development from within the unit as development works are being progressed. This is a temporary building and would be dismantled and removed from site in line with the timescale outlined within the application. The proposal would have a negligible impact on the surrounding area.

The Community Council had suggested relocating the building to an area to the south-east, but for the above reasons the applicant requested that the application be determined in its current location.

- Unspecified construction materials;

The access road would be formed in an open textured bitmac road base which is a free draining material, as the access road transfers towards the parking area this will change to a 20mm natural rounded aggregate material to the car parking area, again providing a free draining surface area. The materials associated with the sales pod have been detailed elsewhere in this report.

- Affect on the Core Path system

Access to the core path system would not be affected. The amended plan submitted on the 29th May shows its location in relation to the location of the sales pod. As a result, the core path forms no part of the curtilage of the pod and would not be obstructed by any material or object that forms part of the building

- Impact of site traffic and noise on neighbouring streets.

The proposal would see the introduction of a sales pod, and associated access road. The proposal is considered acceptable, with any impact to neighbouring properties considered minimal.

- Concerns about potential impact on french drain to the rear of the properties on Burnieboozle Crescent;

An amended plans was submitted showing an area highlighted in blue, which shows that no development would take place within the immediate vicinity of the french drain.

- Concerns in relation to discharge to foul sewer;

The applicants have indicated that the development would connect with the foul connection at Burnieboozle Crescent.

- Concerns about the neighbour notification process

Neighbour notification was carried out correctly, all notifiable neighbours within 20m of the site were notified, in addition, the application was advertised in the local press.

- Concerns about the internal layout of the sales pod

The size and internal layout of the sales pod is considered acceptable, and contains the usual amenities found in sales buildings. This issue, however, is not a material planning consideration.

Conclusion:

Overall the development is considered to be acceptable, and in accordance with planning policy. There are no material planning considerations which would warrant refusal of planning permission in this instance.

RECOMMENDATION

Approve - Time Limited Period

REASONS FOR RECOMMENDATION

The size, design and location of the sales cabin is acceptable on a temporary basis associated with a development site. Although the sales cabin would be located close to the properties on Burnieboozle Crescent there should be no significant impact on the amenity afforded to these residents. Following the submission of amended plans sufficient parking would be provided. The proposal raises no public safety concerns. The application subsequently accords with Policy H1 of the Aberdeen Local Development Plan and the Council's Supplementary Planning Guidance in relation to Temporary Buildings. There are no material planning considerations which would warrant refusal of planning permission.

CONDITIONS

it is recommended that approval is granted subject to the following conditions:-

(1) that the temporary building hereby granted planning permission shall not remain on the site after a period of two years expiring on 13th June 2015 - that the character and siting of the structure is not such as to warrant its retention for a period longer than that specified in this permission.

(2) that the development hereby approved shall not be occupied unless the car parking areas hereby granted planning permission have been constructed, drained, laid-out and demarcated in accordance with Drawing No. APL - 100 of the plans hereby approved or such other drawing as may subsequently be submitted and approved in writing by the planning authority. Such areas shall not thereafter be used for any other purpose other than the purpose of the parking of cars ancillary to the development and use thereby granted approval - in the interests of public safety and the free flow of traffic.

(3) that prior to the commencement of development a detailed scheme shall be submitted to, and approved in writing by the Planning Authority, which provides details of alterations to the central reservation of the turning area as necessary to allow vehicles to pass stationary buses in a safe manner, these works shall be agreed and implemented prior to the sales pod comes into use - in the interests of road safety and to allow the free movement of traffic

INFORMATIVES

The proposed turning down of kerbs and reinstatement of kerbs will be done by Aberdeen City Council and the applicant is responsible for all costs involved and should be advised to contact the Road Network Maintenance Unit (Tel 241560) at least 6 weeks prior to any work starting on site and arrange for a detailed estimate for the costs of the works. The applicant is required to make payment in advance of these works being carried out.

Roads construction Consent will be required for the construction of the access junction. All design and construction should be in accordance with the standards of Aberdeen City Council. The applicant is responsible for all costs involved and should be advised to contact Colin Burnet (Tel. No. 522409) of our Design Section with regard to this matter.

The applicant should contact First Group directly to discuss the required alterations to the bus turning circle, prior to purifying the planning condition.

Dr Margaret Bochel

Head of Planning and Sustainable Development.