

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Strategic Planning & Infrastructure
DATE	12 November 2013
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Supplementary Guidance: Serviced Apartments
REPORT NUMBER:	ESPI/13/179

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to obtain Committee approval of Supplementary Guidance for Serviced Apartments to be released for a four week consultation. Following then, it will be reported to Committee again for approval to adopt as Supplementary Guidance to the Local Development Plan.

2. RECOMMENDATION(S)

- 2.1 It is recommended that the Committee approve Supplementary Guidance: Serviced Apartments be released for a four week consultation.

3. FINANCIAL IMPLICATIONS

- 3.1 The implication for the priority-based budgeting is positive. Detailed topic-based guidance has value in reducing officer time spent on pre-application discussions, and will therefore prove beneficial in reducing costs. This relates to PBB option EPI PSD02 - Rationalise planning application management.

4. OTHER IMPLICATIONS

- 4.1 There are no known other implications arising from this report.

5. BACKGROUND/MAIN ISSUES

- 5.1 Recently there have been many applications submitted for serviced apartments across the city. Currently officers have no guidance on how to assess these applications and this Supplementary Guidance would help address this.

6. SUMMARY OF SUPPLEMENTARY GUIDANCE

6.1 The Supplementary Guidance gives advice for applicants wishing to develop serviced apartments in the city. The Supplementary Guidance states that serviced apartments are encouraged in principle in the city centre, will be assessed on their own merits outwith the city centre but within the existing built up area and will generally be discouraged in Green Belt areas.

6.2 The Supplementary Guidance also details other considerations that must be taken into account when assessing a planning application for the development of serviced apartments such as amenity, servicing, parking, developer contributions and ownership.

7. IMPACT

7.1 The Local Development Plan and associated Supplementary Guidance contribute to the following Single Outcome Priorities: 1 – We live in a Scotland that is the most attractive place for doing business in Europe; 2 - We realise our full economic potential with more and better employment opportunities for our people; 10. We live in well designed, sustainable places where we are able to access the amenities and services we need; 12 – We value and enjoy our built and natural environment and protect and enhance it for future generations.

7.2 The Local Development Plan and associated Supplementary Guidance supports the Council's Corporate Plan, in particular the aim of delivering high levels of design from all development, maintaining an up to date planning framework, promoting sustainable development.

7.3 The Local Development Plan and associated Supplementary Guidance contribute to "Aberdeen – A Smarter City" and the Smarter Environment by promoting the city as a place to invest, live and work.

7.4 The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular Adoption of Supplementary Guidance to Local Development Plan and production of Technical Advice Notes.

8. BACKGROUND PAPERS

- Aberdeen Local Development Plan (2012)
http://www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp

9. APPENDICES

- Appendix A – Draft Serviced Apartments Supplementary Guidance

10. REPORT AUTHOR DETAILS

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