

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Strategic Planning & Infrastructure
DATE	January 2013
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	Supplementary Guidance: Serviced Apartments
REPORT NUMBER:	EPI/14/014

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to obtain Committee approval of Supplementary Guidance for Serviced Apartments for adoption as Supplementary Guidance to the Local Development Plan. Some amendments have been made to the Supplementary Guidance following public consultation and details of these are contained within this report. A copy of the Supplementary Guidance for adoption is contained in Appendix 1.

2. RECOMMENDATION(S)

- 2.1 It is recommended that the Committee approve Supplementary Guidance: Serviced Apartments and agree that officers undertake the statutory process for adoption of supplementary guidance.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. Detailed topic-based guidance has value in reducing officer time spent on pre-application discussions and this will help the service to achieve 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 This follows up on a report to Enterprise, Strategic Planning and Infrastructure Committee on 12 November 2013 requesting approval of draft Supplementary Guidance: Serviced Apartments for consultation.

Recently there have been many applications submitted for serviced apartments across the city. Beforehand, officers had no guidance on how to assess these applications and this Supplementary Guidance would help address this. The Supplementary Guidance gives further detail on the considerations taken when planning applications for the development for serviced apartments are assessed.

- 5.2 The revised draft Supplementary Guidance was subject to four weeks of public consultation from 13 November to 11 December 2013. Details of the consultation were made available online and statutory key agencies, Community Councils and previous applicants for serviced apartment developments were notified. Only three representations have been received in response to this consultation from Steven Harry, Ian Lakin and Cults, Milltimber and Bieldside Community Council.
- 5.3 A number of comments were raised by the three respondents (please see Appendix 2 for the comments raised through the consultation and officers responses to these comments). No significant modifications are to be made as a result of the consultation comments received.

6. IMPACT

- 6.1 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.
- 6.2 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.
- 6.3 The Local Development Plan and associated Supplementary Guidance contribute to "Aberdeen – A Smarter City" and the Smarter Environment by maximising the use of low carbon technology and materials, increasing energy efficiency and introduction carbon reduction measures in our processes and our housing and non housing assets to reduce our carbon footprint, save money and to bring people out of fuel poverty.
- 6.4 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.
- 6.5 There will be no impact on equalities and human rights resulting from this report.

7. BACKGROUND PAPERS

- Aberdeen Local Development Plan – Proposed Plan
http://www.aberdeencity.gov.uk/Planning/ldp/pla_aldp_document_map.asp
- Appendix 1: Supplementary Guidance: Serviced Apartments
- Appendix 2: Consultation Comments and Officer Responses
- Appendix 3: Strategic Environmental Assessment Screening Determination

8. REPORT AUTHOR DETAILS

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