

Planning Development Management Committee

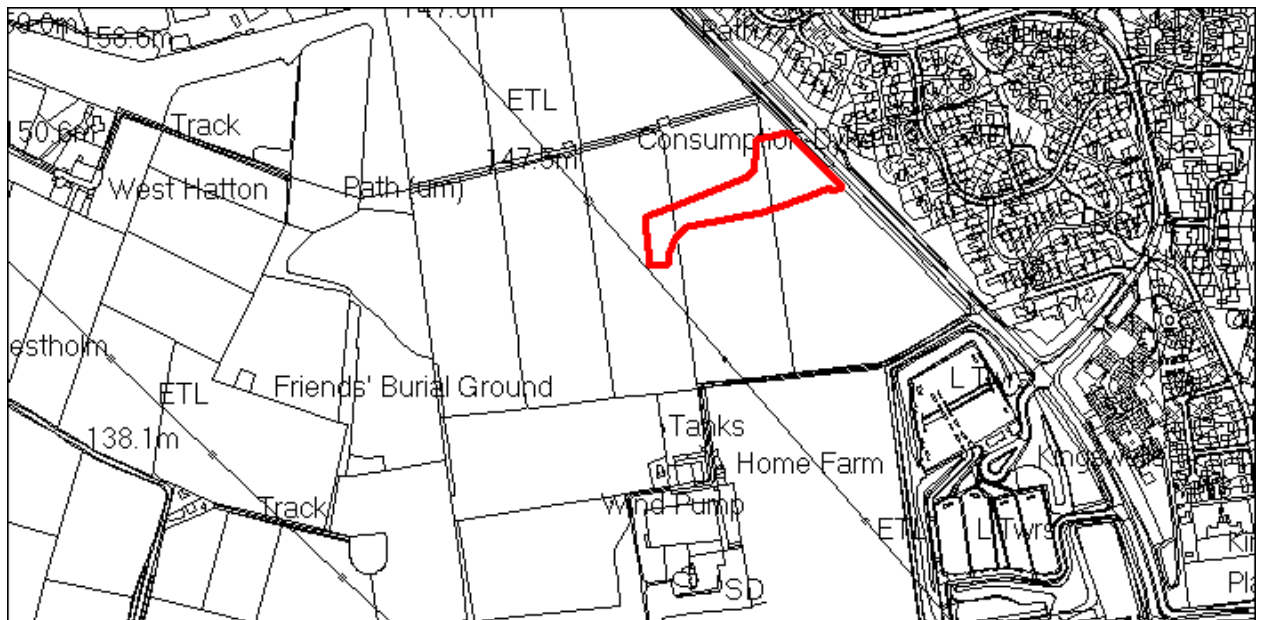
PHASES 2 & 3, PRIME FOUR BUSINESS PARK, LAND TO NORTH OF PHASE 1

APPLICATION FOR APPROVAL OF MATTERS SPECIFIED IN CONDITIONS-FORMULATION OF LINK ROAD INCLUDING ASSOCIATED LANDSCAPING AND DRAINAGE WORKS PHASE 2/3, CONDITIONS 3 PART(I)ACCESS AND (VII) LANDSCAPING OF PLANNING PERMISSION IN PRINCIPLE P120649

For: Drum Kingswells Business Park Ltd

Application Type : Approval of Conditions for Planning Permission in Principle
Application Ref. : P131501
Application Date: 14/10/2013
Officer: Tommy Hart
Ward : Kingswells/Sheddocksley/Summerhill (L Ironside/S Delaney/D Cameron)

Advert : Can't notify neighbour(s)
Advertised on: 30/10/2013
Committee Date:
Community Council : Comments



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site sits within Phases 2 & 3 of the Prime Four Business Park, which extends to approximately 20 hectares some four miles west of Aberdeen city centre and two miles east of Westhill. The settlement of Kingswells lies to the east, on the opposite side of the C89 Kingswells Bypass.

Phases 2 and 3 of Prime Four was formally rolling agricultural grazing land. The application site itself is irregular in shape and broadly bounded as follows: to the north by greenfield land beyond the Kingswells Consumption Dyke, a Scheduled Ancient Monument and Category B Listed Building; to the east by the C89 Kingswells Bypass, with Kingswells village beyond; to the south by Phases 1 and 2 of the Prime Four Business Park and existing properties / businesses; and, to the west by greenfield land beyond the West Hatton Woods (an Ancient and Semi-Natural Woodland).

Work is underway in respect to Phases 1 and 2 of the business park with plots 1 - 6 currently at varying stages of construction.

RELEVANT HISTORY

A number of planning applications have been submitted in respect to Phase 1, 2 and 3 of Pime Four. With specific reference to Phases 2 and 3, the following:

- Planning ref 120649 for Planning Permission in Principle for Phase 2 & 3 was granted permission under delegated powers in November 2012 subject to a number of Conditions and a legal agreement.
- Planning ref 121756 for Approval of Matters Specified in Conditions relating to internal road layout (Phase 2) was granted permission subject to conditions in April 2013.
- Planning ref 121757 for Approval of Matters Specified in Conditions relating to plot 6 (Phase 2) was granted permission subject to conditions in April 2013.
- Planning ref 121758 for Approval of Matters Specified in Conditions relating to the landscaping of the 'Four Court' was granted permission subject to conditions in April 2013.
- Planning ref 121759 (Full Planning Permission) for erection of hotel and associated leisure facilities and car parking at plot 5 was approved conditionally (subject to Legal Agreement) by the Development Management Sub-Committee on 21st March 2013.
- Planning ref 130016 for Approval of Matters Specified in Conditions relating to the strategic landscaping of Phase 2 & 3 was approved subject to conditions in April 2013.
- Planning refs 131710 (Children's Nursery at plot 8), 131810 (Office at plot 11a), 140143 (Mixed use pavilions within the Four Court), 140144 (Office at plot 9) and 140145 (Office at plot 10) are currently under consideration.

PROPOSAL

This application seeks permission for the formation of a link road and associated landscaping and drainage works, by purifying the relevant parts of condition 3, attached to Planning Permission in Principle 120649, namely: (I) access & (VIII) landscaping.

The access road would be located within the 120m 'no build zone' associated to the Kingswells Consumption Dyke, as defined in the Development Framework.

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?131501>

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

Formation of C89 Link Road Transport Statement (January 2014)
Drainage Assessment, C89 Link Road (October 2013: Issue 2)

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because Kingswells Community Council has objected to the application. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Projects Team –there are no objections. Other outstanding minor design issues can be addressed at RCC stage. It is advised that the road is required to be open prior to the 60,409sqm class 4 use capacity being reached.

Environmental Health – no comments received.

Enterprise, Planning & Infrastructure (Flooding) – drainage proposals for Prime Four have already been agreed, which restricted run-off to 3.0l/s/ha during the critical ten year rainfall event. Provided there are no changes to the pre-agreed terms then there are no adverse comments.

Community Council – object to the application on the following grounds;

1. The proposed road was not included in the masterplan for Phases 2 or 3 of Prime Four and any access should nonetheless be from the A944;
2. The development would be within the "definitive no build zone of 120m" from the consumption dyke;
3. The proposed junction is a road safety hazard;
4. The proposed signalised junction would severely impact on the current congestion issues on the C89 and increase rat-running through Kingswells Village.

REPRESENTATIONS

No letters of representation have been received.

PLANNING POLICY

Aberdeen Local Development Plan

Policy LR1 - Land Release Policy Part A

Phase 1 release development: Employment 2007 – 2023; development on sites allocated in Phase one will be approved in principle.

Supplementary Guidance

A Development Framework establishing the principles for developing the overall business park and Masterplans for Phases 1, 2 and 3 were adopted as Supplementary Guidance in September 2011 and January 2013 respectively and are relevant material considerations.

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.

Principle of Development

In terms of Policy LR1, within the Aberdeen Local Development Plan, the proposal is within site OP40 (West Hatton and Home Farm, Kingswells) a 2007-2023 release of employment land. Therefore the broad principle of employment related development has been established. Further to this Planning Permission in Principle has been granted (Planning ref 120649) and the broad land uses identified within the Development Framework and Masterplan for Phases 2 & 3.

The Masterplan and Development Framework acknowledge that the main access to the Prime Four Business Park is at the southern end onto the A944. The Transport Assessment (TA) which informed the Development Framework and Masterplan acknowledged that that access has a limited capacity (60,409sqm of Class 4 use) and that an additional vehicular access will be required to serve development beyond this figure, which could be taken from the east, south or west. The Development Framework and indicative Masterplan layout shows a possible future link to the east of Phase 2, to the immediate north of the Park and Ride site. Taking the above into account, the principle of the access has been recognised in the various associated documents which have informed the planning of the release and thus is acceptable and there is no conflict with ALDP Policy LR1, the Development Framework or Masterplan.

Condition 3 part I – access

Vehicular access to Phases 2 & 3 will be available from the north/south boulevard, which runs through Phase 1, accessed from the A944 and from the proposed access from the C89. Other than the now proposed junction and link road, the internal road network has already been approved (Ref: 121756) and is currently under construction. The Roads Project Team have no objections to the planning application but do highlight the requirement for an additional access to the Prime Four Business Park before the equivalent of 60,409 sqm of Class 4 use is operational.

Failure to provide an additional access point would restrict the amount of land which could be developed and go against the Development Framework, Masterplan and permissions granted. As discussed above the proposed access does not conflict with the Development Framework or Masterplan documents it is therefore considered that this condition 3 (I) should be purified.

Condition 3 part VIII-landscape

The key principles of the strategic landscaping have already been accepted through previous applications associated to Phases 1 and 2 and that appropriate mixture of soft and hard landscaping is to be continued here.

The southern side of the access road would be lined with a variety of trees: English Oak, Scots Pine, Norway Maple, Large Leaved Lime, Red Oak, Silver Birch and Rowan, which would be set in ground seeded as grass (wildflower meadow mix and amenity lawn). An area of woodland mix tree planting is also proposed along this southern side of the road, adjacent to the junction, and enhancing the visual quality of this access point.

On the northern side of the junction a SUDS basin and swale outlet is proposed, surrounded by a landscaped area to match 'the northern park' (130016). Hard landscaping includes the introduction of new dry stone dykes, which follow the line of the original field boundaries, as well as footpaths an access to the SUDS area.

It is considered that the proposed hard and soft landscaping complies with the principles set out in the Development Framework and Masterplan, and follow the guidance set out in the AMSC application 130016, which deals with strategic landscaping. It is therefore considered that this part (VII) of the condition should be purified.

Consumption Dyke "no build zone"

It is worth clarifying the issue surrounding the indicative "no build zone" which was set out in the Phase 2/3 Masterplan. The intent of the no build zone relates to buildings and other 'structures' of mass, rather than roads and paths. The new access road would help to define the green space network along its c.200m length at the north-eastern of Prime Four, and the proposed planting would enhance the landscape features at the northern end of the Business Park. At the western connection point with the approved internal road, the green space network is defined by the sealing end compound where overhead electricity lines coming from the north west are routed underground as they enter the "no build zone". Beyond that compound, to the west, the office within plot 11a is shown as being around 150m away from the consumption dyke. The SUDS basin and swale are shown as being landscaped in line with the strategic landscape plans and would fit in well with the green space network area to the north of the development.

As such it is not considered that there is any conflict with the Development Framework or Masterplan documents, relative to development within the "no build zone".

Relevant planning matters raised by Community Council

The issues raised by Kingswells Community Council have been addressed above and no objections have been received from the Roads Projects Team.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The plans and information submitted in relation to this Application for Approval of Matters specified in Conditions-Formulation of link road including associated landscaping and drainage works Phase 2/3, Conditions 3 part (i) Access and (vii) Landscaping of Planning Permission in Principle P120649

CONDITIONS

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

- (1) that no development shall take place unless samples of all hard landscaping materials (apart from the tarmac road covering) to be used in the development hereby approved has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity and consistency throughout the Prime Four development.

- (2) that unless otherwise agreed in writing by the planning authority, all planting, seeding, turfing and other associated soft and hard landscape works, as well as the footpaths and cyclepaths all as comprised in approved drawing numbers OPEN_497_C89A_HS001 Rev. 00 or such other drawings as may subsequently be approved in writing for the purpose by the planning authority, shall be carried out in or before the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing for the purpose by the planning authority - in the interests of the amenity and biodiversity of the area, the creation of new habitats and to ensure appropriate connectivity throughout the site.

Dr Margaret Bochel

Head of Planning and Sustainable Development.