

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 6 November 2014. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Corall, Cormie, Dickson, Jaffrey, Lawrence, Jean Morrison MBE, Stuart and Thomson.

Also present as local Members: Councillors Cooney and Noble.

The agenda and reports associated with this minute can be found at:-
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MId=3554&Ver=4>

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

INTRODUCTIONS AND PROCEDURE NOTE

1. The Forum (a) heard the Convener welcome those present to the first meeting of the Pre Application Forum and (b) had before it a procedure note prepared by the Heads of Planning and Sustainable Development and Legal and Democratic Services which outlined how meetings of the Forum would operate.

The Forum heard from (a) The Head of Planning and Sustainable Development on the background to the establishment of the Forum and (b) a representative of the Head of Legal and Democratic Services who outlined the main points of the Councillors' Code of Conduct which Members should consider whilst serving on the Forum.

The Forum resolved:-

to note the procedure note and the advice from the Officers.

PLOT 9, DYCE DRIVE, D2 BUSINESS PARK - ERECTION OF 175 BED HOTEL AND ASSOCIATED INFRASTRUCTURE - P141444

2. The Forum had before it a report by the Head of Planning and Sustainable Development on submission of a Proposal of Application Notice which outlined a potential application by Miller Developments Ltd and Brick Capital for the development of land at D2 Business Park, Dyce for a hotel of approximately 175 bedrooms.

The report explained that the proposal of application notice was for the construction of a hotel (Class 7 of the use classes order) and associated infrastructure such as site access, car parking and landscaping.

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then

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addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

The report recommended:-

That the Forum-

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to express the importance to the applicant of including good quality landscaping and transport links in any future application; and
- (ii) to otherwise note the material planning considerations detailed in the report.

FORMER CRAIGHILL PRIMARY SCHOOL, HETHERWICK ROAD - P141365

3. The Forum had before it a report by the Head of Planning and Sustainable Development on submission of a Proposal of Application Notice which outlined a potential application by Aberdeen City Council for a residential development of approximately 75 affordable residential units including open space and landscaping at the former Craighill Primary School, Hetherwick Road, Aberdeen.

The report explained that the proposal of application notice was for a residential development of approximately 75 affordable residential units, along with associated open space, landscaping, access and other associated infrastructure.

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

The report recommended:-

That the Forum-

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

to note the submission of the Proposal of Application Notice and had no material planning issues it wished to bring to the applicant's attention other than those identified in the report.

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**LAND COMPRISING THE FORMER TILLYDRONE PRIMARY SCHOOL,
ST MACHAR PRIMARY SCHOOL AND FORMER ABERDON HOUSE, TILLYDRONE
- P141375**

4. The Forum had before it a report by the Head of Planning and Sustainable Development on submission of a Proposal of Application Notice which outlined a potential application by Aberdeen City Council for a residential development of approximately 184 - 270 affordable residential units including open space and landscaping at the former Tillydrone Primary School, St Machar Primary School and Aberdon House.

The report explained that the proposal of application notice was for a residential development of 184 – 270 affordable residential units, along with associated open space, landscaping, access and other associated infrastructure.

The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from the Members. The Case Officer then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members.

The report recommended:-

That the Forum-

- (a) note the key issues identified in the report;
- (b) if necessary seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicants to consider and address in any future application.

The Forum resolved:-

- (i) to note that regeneration of the area was planned and that the application should form part of this;
- (ii) to express the importance to the applicant of ensuring that the maintenance of the open spaces was properly managed; and
- (iii) to otherwise note the material planning considerations detailed in the report.

- RAMSAY MILNE, Convener.