

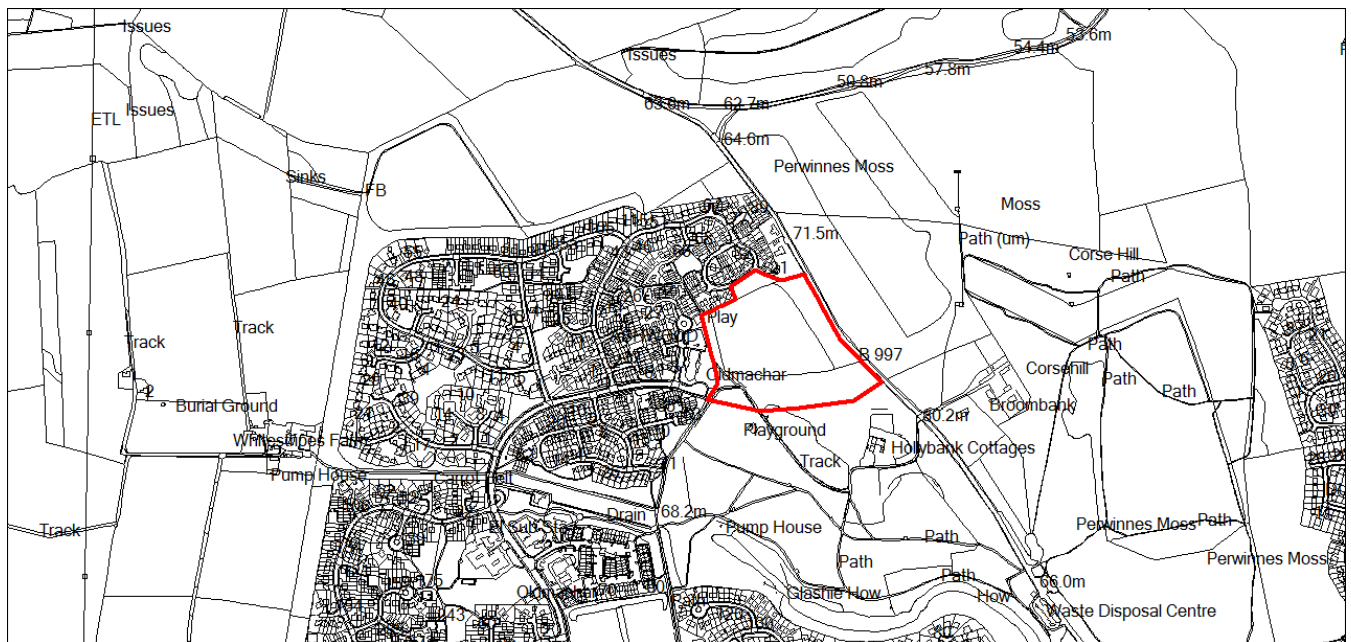
Planning Development Management Committee

LAND AT HOME FARM, SCOTSTOWN ROAD,
CAUSEWAYEND COTTAGE
PROPOSAL OF APPLICATION NOTICE

PROPOSAL FOR A RESIDENTIAL
DEVELOPMENT OF APPROXIMATELY 55
RESIDENTIAL UNITS INCLUDING
ASSOCIATED INFRASTRUCTURE.

For: Aberdeen City Council

Application Ref. : P150024
Officer: Gavin Evans
Committee Date: 19 March 2015
Ward : Bridge of Don (M Jaffrey/J Reynolds/S
Stuart/W Young)



SUMMARY

This is a report to the pre-application forum on a potential application by Aberdeen City Council for a major development of approximately 55 residential units at East Woodcroft, Bridge of Don.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (PoAN) on the 3rd December 2014. The earliest date at which an application can be submitted is the 26th February 2015.

RECOMMENDATION:

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

DESCRIPTION

The application site extends to approximately 4.75ha, being an open greenfield site which incorporates the allocated East Woodcroft housing site (OP10) and areas of landscaped open space around its boundaries. It is located towards the northern edge of the city, with a predominantly residential area to the north (Ashwood Circle) and west. Otherwise, it is bounded respectively by: Scotstown Road to the east, beyond which is Scotstoun Moor; Oldmachar Church and a bus turning circle on Jesmond Drive to the west; and woodlands/open space to the south. It slopes gently to the south east.

RELEVANT HISTORY

No relevant applications for planning permission.

PROPOSAL

The proposal is for the development of the site for circa 55 residential units.

CONSIDERATIONS

The main considerations against which the eventual application would be assessed are outlined as follows:

Principle of Development

The site boundary shown on the submitted plan incorporates the allocated OP10 East Woodcroft site, along with areas of woodland and green space around its boundaries. Within allocated housing sites, Policy LR1 (Land Release) of the Aberdeen Local Development Plan (ALDP) will apply. This policy states that housing development on sites allocated within phase 1 of the ALDP (2007-2016) will be approved in principle, however any development on an allocated site which would jeopardise the full provision of the allocation will be refused. The East Woodcroft site is included in phase 2 of the ALDP's allocations.

The emerging Local Development Plan, which represents a material consideration in assessing planning proposals, retains the East Woodcroft site's residential allocation (OP8 in the proposed plan),, which is within Phase 1 of the proposed plan's land release. Policy LR1 also remains unchanged insofar as it relates to this site. On that basis, no material change in the site's policy context is anticipated.

Design and Layout

The layout of the proposed residential development, along with the design of buildings, the amenity afforded to residents, relationship with the adjacent

woodland and open spaces, car parking and landscaping would be determined at application stage; through assessment against relevant policies and guidance.

Policy D1 of the ALDP states that all developments will be expected to demonstrate due regard for their context and make a positive contribution to their setting. Relevant factors are: siting, scale, massing, colour, materials, orientation, details, proportions of building elements, spaces around buildings, including streets, squares, open space, landscaping and boundary treatments.

Policy D2 (Design and Amenity) applies the following principles to new residential development:

- Privacy to be designed into higher density housing;
- Residential development to have a public face to a street and a private face to an enclosed garden or court;
- All residents to have access to sitting out areas, including balconies, private gardens, terraces, communal gardens or other;
- Parking must not dominate the space – as a guideline no more than 50% of any court should be taken up by parking spaces and access roads.
- Underground or decked parking will be expected in high density schemes.
- Individual flats shall be designed to make the most of opportunities for views and sunlight.
- Design proposals shall include measures to design out crime and design in safety.
- External lighting to take account of residential amenity

Any new development should achieve an appropriate density, with policy H3 (Density) stating a minimum of 30 dwellings per hectare for sites larger than 1 hectare. Developments of more than 50 units are also required to achieve an appropriate mix of dwelling types and sizes, as stated by policy H4 (Housing Mix). This applies in addition to the requirements of policy H5 (Affordable Housing) to provide no less than 25% of the total number of units as affordable housing.

Access and Transportation

The traffic impact of the development would be assessed as part of any application submission. Access to and from the site would also be examined. A suitable level of car, cycle and motorcycle parking will be required and the proposals would be expected to accord with transportation policies within the LDP and the Council's Supplementary Guidance on 'Transport and Accessibility'. Any street layouts must be adequately accessible for refuse collection vehicles. The Council's Roads Development Management team have advised that a Transport Statement will be required in order to assess the transport issues arising from the proposed development.

Policies D3 (Sustainable and Active Travel) and NE9 (Access and Informal Recreation) seek the promotion of sustainable travel, with convenient pedestrian and cycle routes incorporated to ensure a good standard of permeability,

including linkages to surrounding streets, recreational green spaces and public transport routes. Any existing access routes should be respected in new layouts.

PRE-APPLICATION CONSULTATION

The submitted Proposal of Application Notice set out the applicants' proposed consultation strategy, which included holding a public consultation event at Oldmachar Church on 28th January, from 2pm-7pm. That event was to be advertised in the local press 2 weeks in advance, with invitations sent to Bridge of Don Community Council and various other local stakeholders. Neighbouring properties within 50m of the site were also issued with notification of the event.

The Council's PoAN submissions state that, in the event that a significant level of negative feedback is received from that initial event, consideration will be given to holding a second event to demonstrate how and to what extent concerns have been addressed. All those responding to the consultation will be sent a copy of the Pre-Application Consultation Report, which will be submitted as part of any planning application.

CONCLUSION

This report highlights the main issues that are likely to arise in relation to the various key considerations of the proposed development. It is not an exhaustive list and further matters may arise when the subsequent application is submitted. Member of the public and consultees will have the opportunity to make further comment on the proposed development during the formal application process.

RECOMMENDATION

It is recommended that the Forum (i) note the key issues identified; (ii) if necessary seek clarification on any particular matters; and (iii) identify relevant issues which they would like the applicants to consider and address in any future application.

Dr Margaret Bochel

Head of Planning and Sustainable Development.