

## **PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM**

ABERDEEN, 28 May 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Crockett, Dickson, Jaffrey, Lawrence, Malik, Jean Morrison MBE, Sandy Stuart and Thomson.

**The agenda and reports associated with this minute can be found at:-**  
<http://committees.aberdeencity.gov.uk/ieListDocuments.aspx?CId=511&MId=3715&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.**

### **PROCEDURE NOTE AND GUIDANCE FOR MEMBERS**

1. The Forum had before it the procedure note and guidance for members on the operation of Forum meetings.

**The Forum resolved:-**

to note the procedure note and guidance for members.

### **MINUTE OF PREVIOUS MEETING**

2. The Forum had before it the minute of its previous meeting of 19 March 2015.

**The Forum resolved:-**

to approve the minute.

### **FORMER NORTH AND EAST KIRK (TRIPLE KIRKS), 61-71 SCHOOLHILL - 150445**

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 Dandara Limited for the provision of student accommodation, associated works and facilities, including a café.

The Forum heard from representatives of the applicant who outlined the proposal in greater detail and responded to questions from members.

Mr Nicholas Lawrence, the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members.

**The report recommended:-**

that the Forum note the key issues at this stage and advise of any other issues.

**The Forum resolved:-**

- (i) to note the differing views amongst members in regard to the proposed design, with some expressing the view that the design should be more sympathetic to the Schoolhill streetscape and less box like in nature, however others expressing the view that the proposed design was tasteful and complemented the surrounding buildings;
- (ii) to request the applicant to consider providing cycle access from Schoolhill as opposed to, or as well as, the Denburn given the one-way system in operation there;
- (iii) to note that public consultation events and design workshops had taken place, and that a number of technical papers would require to be submitted prior to the final planning application being submitted which would address a number of the issues raised during the consultation and identified in the report, and which would include the production of a construction management plan; and
- (iv) to otherwise note the key issues at this stage.

**36 WILLOWBANK ROAD - 150578**

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 Crucible (Aberdeen) Ltd for the demolition of an existing vehicle repair garage and the erection of student accommodation.

The Forum heard from representatives of the applicant who outlined the proposal in greater detail and responded to questions from members.

Mr Tommy Hart, the case officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from members.

**The Forum resolved:-**

- (i) to note the broad level of support for the proposed design at this stage, which was considered to be of a high standard and sympathetic to the local area;
- (ii) to note that Ferryhill and Ruthrieston Community Council had been consulted and that a public consultation event had taken place, with some concerns raised about the impact on parking in the area, however parking would be provided onsite and a parking survey would be submitted as part of the application;
- (iii) to note that there were also concerns with regard to anti-social behaviour and public safety around the area of Bon Accord Terrace and Bon Accord Terrace Gardens, however these were issues which were already in existence;
- (iv) to request officers and the applicant to investigate whether there was any scope for developer contributions towards the upgrade of the lane adjacent to the site and public safety measures in Bon Accord Terrace Gardens; and
- (v) to otherwise note the key issues at this stage.

**- RAMSAY MILNE, Convener.**