

ABERDEEN CITY COUNCIL

---

COMMITTEE	Planning Development Management
DATE	16 July 2015
DIRECTOR	Pete Leonard
TITLE OF REPORT	Technical Advice Note: Student Accommodation
REPORT NUMBER	CHI/15/214
CHECKLIST COMPLETED	Yes

---

1. PURPOSE OF REPORT

The purpose of this report is to obtain Committee approval for a draft Technical Advice Note (TAN) on Student Accommodation to be issued for a six week period of public consultation. A copy of the draft is available as Appendix 1 to this Report.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- (a) Approve the Student Accommodation TAN document for a six week public consultation period.
- (b) Agree that, following completion of the public consultation, any comments received and subsequent amendments to the draft advice be presented to a future meeting of the Committee.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report with the exception of costs which may be incurred through the consultation and publicity of the proposed advice. Any such expenses can be met through existing budgets.
- 3.2 The implication for the Priority Based Budgeting is positive. Detailed topic-based advice has value in reducing officer time spent on pre-application discussions, and will therefore prove beneficial in reducing cost.

#### 4. OTHER IMPLICATIONS

- 4.1 There are no known legal or equipment implications arising from this report.
- 4.2 As a major landowner in the city, proposals for the development of land and assets owned by Aberdeen City Council will, where this is applicable, be subject to assessment in line with the principles and standards set out in the Technical Advice Note.

#### 5. BACKGROUND/MAIN ISSUES

- 5.1 The TAN has been prepared in support of the Aberdeen Local Development Plan (ALDP) (2012). It provides a means for Officers to assess applications for student accommodation in Aberdeen. Technical Advice Notes do not carry the same weight as Supplementary Guidance but are still treated as material considerations in the decision making process. The TAN also provides general guidance and best practice advice for members of the public.
- 5.2 At present, there is no local planning guidance on this subject. This TAN forms the first comprehensive Technical Advice Note on 'Student Accommodation'.
- 5.3 The purpose of the TAN is to provide advice on new purpose built student accommodation and change of use to student accommodation. It outlines issues that need to be considered in the decision making process when it comes to student accommodation. The TAN provides clarity to developers, agents, universities and other stakeholders on how Aberdeen City Council will manage the development of student accommodation.
- 5.4 Where any application(s) are made, the TAN provides clear information on criteria that will be considered when assessing purpose-built student accommodation. It gives clear advice on what is deemed acceptable through text.
- 5.5 The progression of the TAN will provide a clear framework for decision making and allow comprehensive guidance for both applicants and officers. Implementation and enforcement of the TAN will ensure that there is a consistent approach relating student accommodation in Aberdeen.

#### 6. IMPACT

- 6.1 The TAN contributes to "Aberdeen – The Smarter City" Vision by promoting Aberdeen as a great place to live and visit. It contributes to

the Smarter Environment priorities by promoting energy efficiency measures and attractive street and townscapes.

6.2 The proposal also contributes to the following Single Outcome Agreement priorities:

- We live in Scotland that is the most attractive place for doing business in Europe
- We live in well-designed, sustainable places where we are able to access the amenities and services we need;
- We value and enjoy our built and natural environment and protect and enhance it for future generations.
- We reduce the local and global environmental impact of our consumption and production.
- Our public services are high quality, continually improving, efficient and responsive to local people's needs.

6.3 The proposal is consistent with the Council's Corporate Plan in particular delivering high levels of design from all development and maintaining an up-to-date planning framework. The TAN also meets the vision of the Community Plan in promoting a strong image of the City and a sense of civic pride.

6.4 The proposal supports the Council's 5 year Business Plan in terms of protecting and enhancing our high quality natural and built environment.

6.5 The proposal is consistent with the Planning and Sustainable Development Service Plan, in particular promoting a customer focused service by engaging the community in the planning process.

6.6 An equalities and human rights impact assessment (EHRIA) has been carried out in relation to the proposed Technical Advice Note, with the results included as Appendix 2 to this report.

6.7 This document will have to go through the Strategic Environmental Assessment Process. Given the scope of the document, there would be no likely significant effect as a result of the Technical Advice. To ensure that this is properly documented a Screening Report has been prepared and submitted to the SEA Gateway and the Consultation Authorities. In the case that any unforeseen issues are raised this will be reported back to Committee.

## 7. MANAGEMENT OF RISK

It is not considered that there are any risks associated with the recommendations made in this report. The TAN provides additional detail on the implementation of existing policies included in the Local Development Plan, bringing information together from disparate sources into one easy to reference document. This will enable

applicants to be more informed and will make the evaluation process more efficient for officers but it does not introduce any new policy points or procedures that are not currently followed.

8. BACKGROUND PAPERS

- Aberdeen Local Development Plan  
<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?ID=42278&slD=9484>
- Appendix 1 – Technical Advice Note: Student Accommodation
- Appendix 2 – Equalities and Human Rights Impact Assessment

9. REPORT AUTHOR DETAILS

**Sandra Ng'ambwa**

Planning Trainee

T: 01224 523328

E: [sngambwa@aberdeencity.gov.uk](mailto:sngambwa@aberdeencity.gov.uk)