

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 18 June 2015. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Milne, Convener; Councillor Finlayson, Vice-Convener; and Councillors Boulton, Cormie, Jaffrey, Lawrence, Jean Morrison MBE, 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=3716&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 28 May, 2015.

The Forum resolved:-

to approve the minute.

19 ANDERSON DRIVE - 150626

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 Scottish Fire and Rescue for the provision of a residential development, associated access, infrastructure and landscaping at 19 North Anderson Drive, Aberdeen.

The report advised (a) that the proposal would constitute a major development as more than 50 residential units were proposed; (b) that the site extends to approximately 1.78 hectares and encompasses the vast majority of the Scottish Fire and Rescue Service's site at North Anderson Drive but did not include the operational fire station and workshop building; (c) that the site was zoned for residential use (Policy H1 in the Aberdeen Local Development Plan); (d) that a tree survey would be required in order to

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determine the quality of the trees and what impact development may have on them; (e) that traffic impact of the development would be considered through the submission of a transport assessment carried out by the developer; and (f) that the only means of vehicular access into the site was via North Anderson Drive which formed part of the national trunk road network, therefore Transport Scotland would be consulted.

The Forum heard from Mr Stephen Tucker and Mr Iain Hynd, (Barton Wilmore) representatives of the applicant who outlined the proposal in greater detail and responded to questions from members.

Mr Matthew Easton, 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 that the applicant would endeavour to save as many trees within the site as possible;
- (ii) to note that a public exhibition event at Mastrick Community Centre would be held on 1 July 2015;
- (iii) to note that information relating to the ground source heat pump on the site would be circulated to members of the Forum;
- (iv) to express a desire that the applicant reuse the granite throughout the development and create local facilities and a safe environment for children and families;
- (v) to note that the applicant may use a Swales drainage system as opposed to a SUDS pond; and
- (vi) to express to the applicant the need for high standard noise insulation throughout the development.

FORMER VICTORIA ROAD PRIMARY SCHOOL, VICTORIA ROAD, ABERDEEN - 141670

4. The Convener advised that this item had been withdrawn from today's meeting and would be presented to the next meeting of the Forum.

- **RAMSAY MILNE, Convener.**