

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 16 July 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, Crockett, Dickson, Greig, Jaffrey, Lawrence, Jean Morrison MBE and Stuart.

Also present as local Members: Councillors Donnelly and Kiddie.

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 OF 18 JUNE 2015

2. The Forum had before it the minute of its previous meeting of 18 June 2015.

The Forum resolved:-

to approve the minute.

FORMER VICTORIA ROAD PRIMARY SCHOOL - 141670

3. With reference to its meeting of 26 January 2015, 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 Barratt North Scotland for the proposed redevelopment of land at the site of the former Victoria Road School, Victoria Road. The application had previously been discussed at the Forum in January 2015, but as the proposal had been at a relatively early stage, it had been agreed to invite the developer back to make a further presentation to the Forum once the proposals were more detailed. The developer explained the proposal in more detail to members, particularly highlighting the intention to reuse as much of the existing granite in the development as possible.

The report explained that the proposal of application notice was for a residential development greater than 50 units; along with open space, parking and associated infrastructure. The Forum heard from the representatives of the applicant who outlined the proposal in greater detail and responded to questions from Members. Mr Andrew Miller, the Case Officer, then addressed the Forum, providing more detail regarding the planning aspects of the application and responded to questions from the Members. During the submission, Mr Miller set out the main considerations against which the eventual application would be assessed, namely:-

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- The site was zoned as an opportunity site with the Aberdeen Local Development Plan, and was identified as an opportunity for sensitive residential development, although the wider zoning within the LDP was for mixed use with associated policy H2.
- Policy D4 (Aberdeen's Granite Heritage) which encouraged the retention of granite buildings throughout the city, even if not listed or within a conservation area, and required that if the building was demolished, the granite be re-used in the principal elevations of replacement buildings.
- Design and Layout – including roads, landscaping and open space
- Proximity to Major Accident Hazard – in relation to the northern half of the site. Mr Miller advised that during pre-application discussions with the applicant, the system developed by the Health and Safety Executive

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- Design and Layout – including roads, landscaping and open space
- Proximity to Major Accident Hazard - in relation to the northern half of the site
- Access – in terms of public transport, pedestrian and cycle access and roads

Mr Miller advised that the site was also subject to a Tree Preservation Order, and so any proposal to redevelop the site would have to retain as many trees as possible. Mr Miller explained that a design and access statement would be required, as well as a transport assessment, a tree survey and a drainage impact assessment, and consideration would have to be given to recycling and refuse provision, as well as the collection of waste.

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 desire of the Forum that the developer give consideration to the inclusion of a vehicle charging point on site;
- (ii) to suggest that the developer discuss waste management with officers in the Council's recycling team; and

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- (iii) to request that the developer take into consideration access and egress on to Victoria Road and Abbey Road, particularly in relation to safety concerns around any use of HGVs should the proposal be granted planning permission.

- **COUNCILLOR RAMSAY MILNE, Convener**