

ABERDEEN CITY COUNCIL

COMMITTEE	Development Management
DATE	17 September 2015
DIRECTOR	Pete Leonard
TITLE OF REPORT	Technical Advice Note: Student Accommodation
REPORT NUMBER	CHI/15/268
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to recommend that a new Technical Advice Note (TAN) on 'Student Accommodation' be adopted as non-statutory planning guidance.
- 1.2 A copy of the Technical Advice Note is available as Appendix 3 to this Report.

2. RECOMMENDATION(S)

- 2.1 It is recommended that Committee:
 - (a) Note the results of the six week public consultation period and the amendments made to the draft document as a result; and
 - (b) Adopt the Student Accommodation Technical Advice Note document as non-statutory planning guidance, subject to the determination of the Strategic Environmental Assessment Screening.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from this report. 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 is not a statement of planning policy, nor is it appropriate for new or revised planning policy to be made within a TAN.
- 5.2 At present, there is no specific local planning guidance or policy on this subject. If adopted the TAN would provide planning advice to support the Local Development Plan.
- 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, further education institutes and other stakeholders on how Aberdeen City Council will manage the development of student accommodation.
- 5.4 Between 17 July and 28 August 2015, the TAN was subject to a six week public consultation period. Seven (7.no) responses were received and copies of these representations are provided in Appendix 2 of this Report. A copy of Officer responses and proposed amendments to the TAN further to the public consultation exercise are provided in Appendix 1.

6. IMPACT

- 6.1 The Supplementary Guidance contributes to “Aberdeen – The Smarter City” Vision by promoting Aberdeen as a great place to live and visit.
- 6.2 The Guidance supports the Council’s 5 year Business Plan in terms of focusing investment for long-term, sustainable, economic growth of the city and surrounding area.
- 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 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.
- 6.5 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 4 to this report.
- 6.6 An SEA Screening Report was prepared and submitted to the SEA Gateway and Consultation Authorities for review. This confirmed that a full SEA Assessment is not required. Following approval by Committee, the Screening Report will be updated and returned to the Consultation Authorities for comment. If the Consultation Authorities agree that a full SEA is still not required, a determination will be made to this effect and the outcome publicised in accordance the relevant Regulations of the Environmental Assessment (Scotland) Act 2005. The document will then be formally adopted as non-statutory planning guidance.

7. MANAGEMENT OF RISK

- 7.1 It is not considered that there are any risks associated with the recommendations made in this report. The TAN has been prepared in support of the Local Development Plan, bringing information together into one easy to reference document. This will enable applicants to be more informed and will make the evaluation process more efficient for officers. The TAN 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 – Consultation Results Summary
- Appendix 2 – Consultation Responses
- Appendix 3 – Technical Advice Note: Student Accommodation
- Appendix 4 – Equalities and Human Rights Impact Assessment

9. REPORT AUTHOR DETAILS

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