

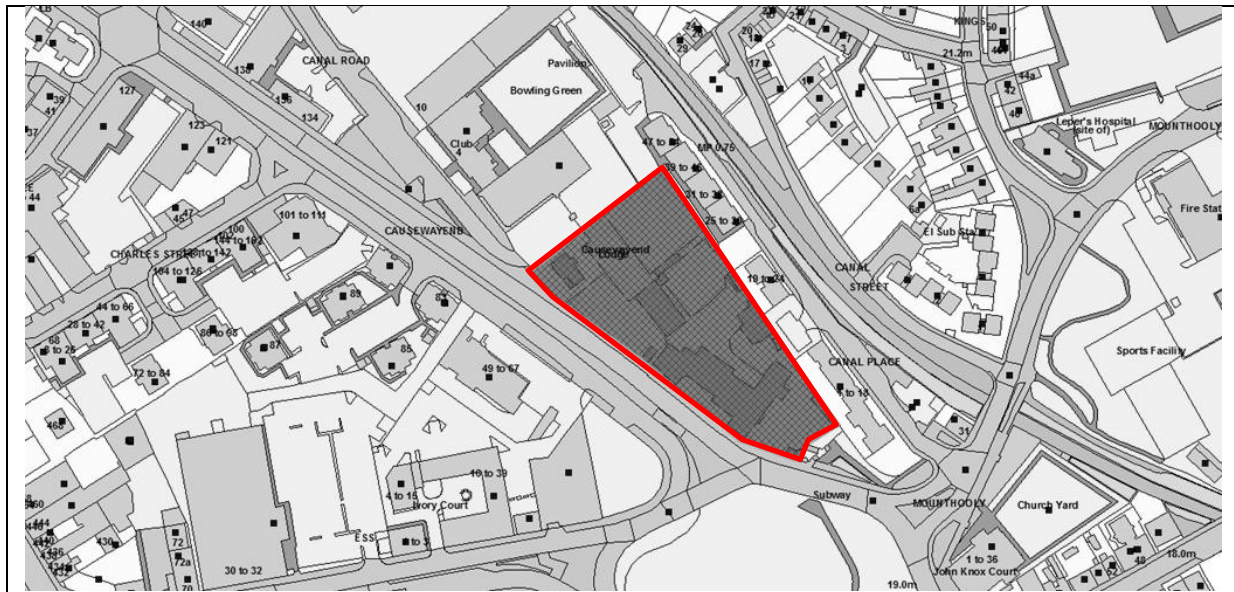
Planning Development Management Committee

Detailed Planning Permission

160786: Formation of doorway within boundary wall to provide emergency access/ egress only (Retrospective) at Causewayend Primary School, Causewayend, Aberdeen, AB25 3TJ

For: Unite Integrated Solutions Plc

Application Date:	15 June 2016
Officer:	Sepideh Hajisoltani
Ward:	George Street/Harbour
Community Council:	No comments received
Advertisement:	SB- Can't notify neighbours
Advertised Date:	06.07.2016



Location Plan

RECOMMENDATION: Approve Unconditionally

SITE DESCRIPTION

The proposal relates to the former Causewayend Primary School, a category 'C' listed building located within a mixed use area on Causewayend, at the north-east corner of the Mounthooly roundabout. The main building is of granite and slate construction built in the 19th century, it is of the 'Scottish Baronial' architectural style and set over 2-3 storeys. The former school has recently been transformed into student accommodation.

RELEVANT HISTORY

There have been a number of applications for internal and external alterations to the former main school building for student accommodation and associated facilities.

A listed building application (P160784) has been submitted in June 2016 for formation of doorway within boundary wall to provide emergency access and is yet to be determined.

DESCRIPTION OF PROPOSAL

Detailed planning permission is sought for creation of an emergency access doorway in the North-West boundary wall to provide emergency access for fire brigade only (retrospective).

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at www.publicaccess.aberdeencity.gov.uk.

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to the Planning Development Management Committee because the proposal has attracted 7 objections. Accordingly, the application falls outwith the scope of the Council's Scheme of Delegation.

CONSULTATIONS

Roads Development Management- No observations.

Community Council – No comments received.

REPRESENTATIONS

The seven objections raise the following matters –

- 1) Impact of the proposal on safety and security of the surrounding area;
- 2) Developer's lack of engagement with local residents and accessing their land without prior notification;
- 3) There are other suitable areas for the proposal on the application site;
- 4) The proposal would increase the number of pedestrians trying to access the site through the proposed door;
- 5) The proposal does not meet the technical requirements.

PLANNING POLICY

**Historic Environment Scotland Policy Statement
Scottish Planning Policy (SPP)**

Aberdeen Local Development Plan (2012)

Policy D1- Architecture and Placemaking
Policy D5 – Built Heritage

Proposed Aberdeen Local Development Plan (2015)

Policy D1- Quality Placemaking by Design
Policy D5- Our Granite Heritage

EVALUATION

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any determination under the planning acts, regard is to be had to the provisions of the Development Plan and that determination shall be made in accordance with the plan, so far as material to the application unless material considerations indicate otherwise.

It should be noted that the main purpose of this opening/ doorway is to comply with Fire Fighting Strategy requirements, as required by building standards. The doorway would provide emergency access only, primarily to firefighters; no students or staff are intended to use this doorway. As a secure access door it is to remain locked at all times with no method of opening, without the use of a key. The agent has clarified that a key to this door will remain onsite with the management team for use only by the Fire Authorities in the event of fire.

The emergency access doorway, which is in situ, is located within the boundary wall to the north east of the listed building and is not visible from Canal Place. In relation to Policy D1, the siting, design and scale of the access door is such that it is not considered to detract from the setting, character and visual amenity of the listed building or the wider area. The proposal is minor in scale and there would not be any detrimental impact on the special historic and architectural interest of the listed building and as a result would be in compliance with Policy D5 of ALDP.

Other Matters Raised in Representations

Objection 1 & 4 relating to safety and security of the surrounding area and that the proposal would increase in the number of pedestrians using this access. These comments appear to be based on the assumption that this access would be open to public or future occupants of the student accommodation. However as clarified in the evaluation section of this report the proposed access is not an emergency fire escape and is only an emergency access that would generally be used by fire fighters only (in case of fire).

Objection 2, 3 & 5 relating to problems arising between neighbours and technical details of the emergency access are not material planning considerations thus are not considered in this assessment.

Full regard has been given to all concerns raised in representations, but neither do they outweigh the policy position as detailed above, nor do they justify further amendment to the plans or refusal of the application.

Proposed Aberdeen Local Development Plan

The Proposed ALDP was approved for submission for Examination by Scottish Ministers at the meeting of the Communities, Housing and Infrastructure Committee of 27 October 2015. It constitutes the Council's settled view as to what should be the content of the final adopted ALDP and is now a material consideration in the determination of planning applications, along with the adopted ALDP. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether:

- these matters have been subject to representation and are regarded as unresolved issues to be determined at the Examination; and
- the relevance of these matters to the application under consideration.

Policies and proposals which have not been subject to objection will not be considered at Examination. In such instances, they are likely to be carried forward for adoption. Such cases can be regarded as having greater material weight than those issues subject to Examination. The foregoing can only be assessed on a case by case basis. In relation to this particular application, the policies in the Proposed ALDP substantively reiterate those in the Adopted Local Development Plan and the proposal is considered to be acceptable in terms of the relevant policies set out in the Proposed ALDP.

RECOMMENDATION: Approve Unconditionally

REASONS FOR RECOMMENDATION

The location, scale and design of the proposed access are acceptable. The proposal would not be detrimental to the character of the area nor would it have a significant impact on the setting of the listed building that forms part of the student accommodation across the wider site. Therefore the application complies with the adopted Local Development Plan Policies D1- Architecture and Placemaking, and D5 Built Heritage and the equivalent policies in the Proposed Local Development Plan.

All the other relevant material considerations have been considered, whilst full consideration has been given to all concerns raised in representations; however they neither outweigh the policy position as detailed above, nor do they justify further amendments to the plans or refusal of the application.