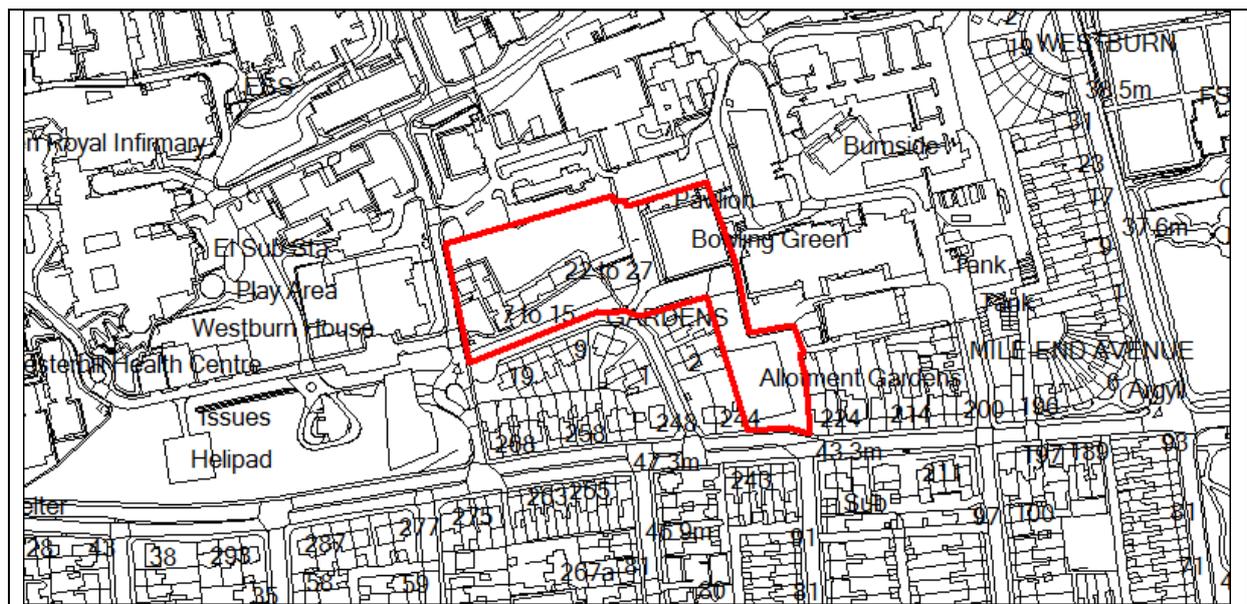


Planning Development Management Committee Detailed Planning Permission

151842: Replacement of NHS Staff Accommodation with New Build Key Worker Housing comprising of 110 units along with associated open space, parking and infrastructure. at Foresterhill Court, Burnside Gardens, Aberdeen, AB25 2WA

For: Grampian Ha Ltd, NHS Grampian & University of Aberdeen

Application Date:	26 November 2015
Officer:	Nicholas Lawrence
Ward:	Mid Stocket/Rosemount
Community Council:	Rosemount and Mile End Community Council
Advertisement:	Can't Notify Neighbours
Advertised Date:	27.10.2016



Location Plan

RECOMMENDATION

Refuse

PURPOSE OF REPORT

1. To apprise Members of the discussions held with two of the Applicant's (i.e. NHS Grampian and Grampian Housing Association) following the meeting of the Planning Development Management Committee of the 18th of August 2016. A copy of the report is included in the agenda papers at the end of this report.

BACKGROUND & CURRENT STATUS

Background

2. Members will recall considering this application at their meeting of the 18th of August 2016 that, in essence, seeks planning permission for 110 affordable units of accommodation at Burnside Gardens, Aberdeen (See attached Committee Report at Appendix 1)

3. Members will also recall that at the meeting the presenting Officer set out that in principle the provision of affordable accommodation is supported but in this instance on the basis of impact upon residential amenity, loss of green space and impact on trees the scheme could not be supported and the recommendation of the Acting Head of Service was one of refusal.

4. At that meeting the Case Officer outlined a revision to the scheme omitting development on that part of the site (i.e. the allotment area) fronting Westburn Road that had been discussed with the Agents and Grampian Housing Association who were supportive of the adjustment.

5. Members resolved:

To defer consideration of the application until a future meeting of the Committee to allow officers to discuss with the applicant the possibility of resolving issues pertaining to the current application involving the omission of block G and the 'allotment area' including the access road and rotating block E and in the meantime to undertake a non-determining site visit of the location

Current Status

Site Visit

6. A fact finding site visit by the Planning Development Management Committee was held on the morning of the 25th of August 2016 and Mr Nicholas Lawrence (Case Officer) assisted by Mr Gregor Whyte (Roads Development Management Team) guided Members around the site and provided information on the design and layout of the proposed development and addressed questions from Members of the Committee.

Discussions

7. Immediately following the meeting the Case Officer sought a meeting with the Applicant and Agents to discuss the resolution of the Committee prior to the site visit occurring. This offer was not taken up and following a number of requests a meeting was subsequently held between NHS Grampian in association with Grampian Housing Association, the Acting Head of Service and Development Management Manager on the 7th of September 2016. The Agents informed the Local Planning Authority later that day by telephone that the Applicants wanted the application to be determined as submitted. This was followed on 6th October 2016 by a letter

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confirming that the applicant wished the application to be considered in its current form by the Planning Committee of 27th October and explaining the reasons why the applicant believes the proposal should be supported. A copy of this letter is also included in the Agenda papers.

Other Matters

8. The originating Committee Report under the consultation responses included a response from the planning obligation team in respect of the proposed development. To make it clear what developer obligations are due if the application were to be approved in its current form the contribution would break down as £51,559 towards community facilities (£51,559 for 110 unit development) and £22,896 towards sport and recreation (£22,896 for 100 unit development).

9. Subsequent to the site visit the Rosemount and Mile End Community Council on the 2nd of October 2016 set out their position as... *object to the development and support retaining and investing in this community green space and support resident objections to the change of focus from a Key Worker Accommodation project as well as the need for a development of this size anymore in Aberdeen City.*

10. The residents objections set out in the Community Council's e-mail are:

1. The size and need for the development for key workers as there may not be a shortage or high cost to rent property in Aberdeen City and Shire.
2. The change in tone from being a key worker development by the statement that any property empty for more than 14 days will be made available to anyone on the Grampian Housing waiting list.
3. The erosion of urban green space.

A copy of the full email is included in the Agenda Papers.

RECOMMENDATION

11. The comments from the Community Council do not change the grounds that led to a recommendation of refusal to the Planning Development Management Committee of 18 August 2016 (copy of report appended). There has been no change to the proposal in the interim and the recommendation of remains unchanged for the same reasons given in that previous report.