

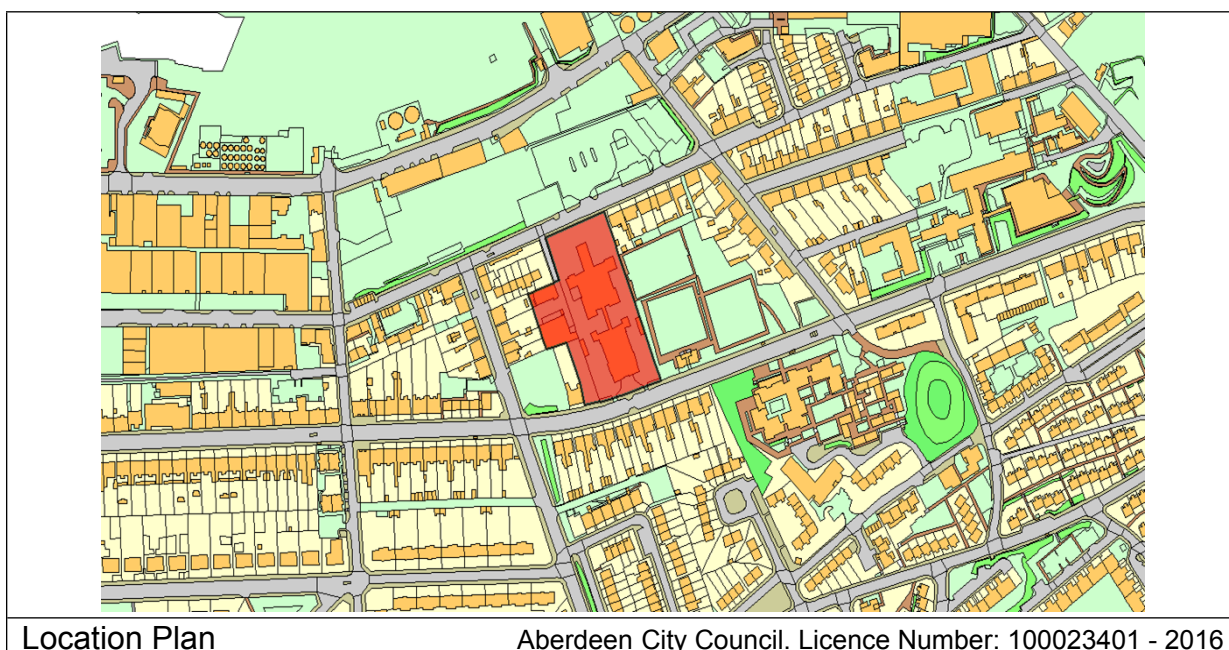
Planning Development Management Committee – Public Hearing

Detailed Planning Permission

161051/DPP: Demolition of the existing Victoria Road Primary School and erection of 56 residential units, along with open space, parking and associated infrastructure at Victoria Road Primary School, Victoria Road, Aberdeen, AB11 9NT

For: Barratt North Scotland

Application Date:	18 July 2016
Officer:	Andrew Miller
Ward:	Torry/Ferryhill
Community Council:	Torry
Advertisement:	None
Advertised Date:	N/A



PURPOSE OF REPORT

This report provides information for the hearing to be held following the decision of the Planning Development Management Committee on 15 September 2016.

SITE DESCRIPTION

The site comprises the former Victoria Road Primary School, a granite built school opened in 1873 and extended in 1905. The school is formed of two distinct parts, the original block on the northern part of the site and the more recent extension to the south, linked by a corridor. The site slopes down from the boundary with Victoria Road to the boundary with Abbey Road. The surrounding area is largely residential, though tennis courts and bowling greens bound the site to the east.

RELEVANT HISTORY

141670 – Proposal of Application Notice (PoAN) for re-development of site for residential development along with open space, parking and associated infrastructure. In responding to the PoAN, the Council requested further consultation be undertaken.

The proposal was presented to the Pre-Application Forum on 26 January 2015, at which The Forum resolved:-

- (i) to express the importance to the applicant of continuing the consultation with local residents;
- (ii) to express the desire of the Forum for the retention and reuse of as much of the existing granite and granite façade as possible; and
- (iii) to note that the proposal was still at an early stage and to agree that the applicant could attend a future meeting to give a further, more detailed presentation if they wished.

Following on from this, the proposal was presented to the Pre-Application Forum on 16 July 2015, at which 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;
- (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.

151260 – Detailed Planning Permission for the demolition of Victoria Road Primary School and other buildings within the site and the erection of 56 Residential Units, with associated open space, parking and infrastructure.

The application was subject to a site visit and Public Hearing in May 2016, due to the number of representations received (over 260) and the Council's financial interest in the site.

The application was subsequently withdrawn by the applicant.

DESCRIPTION OF PROPOSAL

Detailed Planning Permission is sought for the demolition of all buildings within the application site (including Victoria Road Primary), and the erection of 56 residential units split into the following:

- 23 terraced 3-bedroom houses in the northern half of the site accessed from Abbey Road.
- 33 flats over four 3-storey blocks in the southern half of the site accessed from Victoria Road.

The units would be finished in white dry dash render and grey slate effect roof tiles, though the flats would incorporate new granite into certain aspects of their elevations. The distinct split in the site would involve a difference in levels, with the northern half being elevated above the southern half of the site by approximately 2.3 metres. Both halves of the site would be connected by stairs and a ramp.

Car parking would be provided within the site (78 spaces) with 2 on street spaces provided for Car Club cars. Cycle parking and bin stores would also be provided for the flats in the southern half of the site.

Within the site, there would be a loss of 6 trees though 9 trees would remain. These trees are subject to a Tree Preservation Order (TPO).

SUPPORTING DOCUMENTS

All drawings and supporting documents listed below can be viewed on the Council's website at <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OAX7X0BZG2T00>.

Supporting documents provided with this application include:

- Transport Assessment
- Pre-Application Consultation Report
- Supporting Statement

PRE-APPLICATION CONSULTATION

The proposed development was the subject to pre-application consultation in Torry Youth and Leisure Centre on 25 February 2015 between the applicant and the local community, as required for applications falling within the category of major developments as defined in the 'Hierarchy of Development' Regulations.

The consultation was subject to publicity in the local press, as well as public notices being displayed in the surrounding area and notifications sent direct to 103 neighbours.

The event entailed a drop-in exhibition open to the public, with specific invites for a preview before the event sent to Torry Community Council and Torry/Ferryhill

Elected Members. Whilst not everyone signed the sign-in sheet at the event, it is estimated that 85 members of the public attended.

Two presentations were also given to the Council's Pre-Application Forum as detailed under Relevant History above.

CONSULTATIONS

Consultee	Comments Made
Scottish Water	Awaiting response.
ACC - Roads Development Management	Awaiting response.
Police Scotland	Recommend cycle store moved to adjacent bin store to enable natural surveillance. Additional comment provided on site security during construction works.
	Contributions sought towards:
Developer Obligations Team	<ul style="list-style-type: none">• Community Facilities• Sport and Recreation• Core Path Network
	Affordable housing identified at 25% on site delivery. Conditions recommended requiring:
ACC - Environmental Health	<ul style="list-style-type: none">• Noise Impact Assessment• Construction Management Plan• Dust Management Plan
	Require Drainage Impact Assessment to be undertaken. Confirmation required that:
ACC - Flooding And Coastal Protection	<ul style="list-style-type: none">• development is in accordance with CIRIA SuDS manual;• the cellular store on site is 0.5% + CC and is existing at green field run-off rate; and• there is not overland flow existing on the site.
SEPA	No objection subject to condition requiring SuDS details to be provided.
ACC – Waste Services	Details of bin provision for the development along with clarification requested on refuse vehicle swept paths and collection arrangements for houses.
Health and Safety Executive	Does not advise against granting of consent.
Torry Community Council	Object to application on following grounds: <ul style="list-style-type: none">• Loss of granite building (has been achieved elsewhere in city – Mile End, Causwayend, Hanover Street and Marischal College).

-
- Sustainability considerations (not reusing existing building with embodied energy).
 - Loss of trees covered by Tree Preservation Orders.
 - Eroding identity of Torry as one of the oldest settlements in North East Scotland.
-

REPRESENTATIONS

559 objections and 1 neutral representation have been received.

The matters raised in the representations can be briefly summarised as follows:

- Loss of Granite Building/Built Heritage and insufficient re-use of granite in development contrary to policy D4 of the ALDP.
- Design and siting out of character with Old Torry.
- Insufficient parking on site and subsequent overflow on to surrounding streets.
- Insufficient access for emergency vehicles such as fire engines.
- Loss of education resource with identified need for new primary school in Torry.

Suggested alternative uses, examples of former schools restored to alternative uses, potential damage to private property and breach of EU Directives were raised in representations but are not material planning considerations.

PLANNING POLICY

Aberdeen Local Development Plan 2012 (ALDP)

H2: Mixed Use Areas

H5: Affordable Housing

D1: Architecture and Placemaking

D2: Design and Amenity

D3: Sustainable and Active Travel

D4: Aberdeen's Granite Heritage

NE4: Open Space Provision in New Development

NE5: Trees and Woodlands

NE6: Flooding and Drainage

NE8: Natural Heritage

R7: Low and Zero Carbon Buildings

I1: Infrastructure Delivery and Develop

Proposed Aberdeen Local Development Plan 2015

H2: Mixed Use Areas

H5: Affordable Housing

D1: Quality Placemaking by Design

D5: Our Granite Heritage

I1: Infrastructure Delivery & Planning Obligations

T2: Managing the Transport Impact of Development

T3: Sustainable and Active Travel

NE4: Open Space Provision in New Development

NE5: Trees and Woodlands

NE6: Flooding, Drainage and Water Quality

NE8: Natural Heritage

R6: Waste Management Requirements for New Developments

R7: Low & Zero Carbon Buildings, Water Efficiency

CI1: Digital Infrastructure

OTHER RELEVANT MATERIAL CONSIDERATIONS

“Permitted Development” rights for the demolition of buildings under Class 70 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

THE NEXT STEPS

Following the hearing, the application will be assessed in terms of planning policy, other material considerations, all matters raised in written representations and comments/matters raised at this hearing.

The main considerations relative to this application relate to (but are not limited to):

- the scale, design and layout of the development;
- access/transport;
- impact on trees;
- granite buildings; and
- the impact on neighbouring residential amenity.

A report will be prepared for a forthcoming meeting of the Planning Development Management Committee with a recommendation taking account of the above matters.