

ABERDEEN CITY COUNCIL

COMMITTEE	Development Management
DATE	8 December 2016
DIRECTOR	Pete Leonard
TITLE OF REPORT	St Peter's Nursery Site Redevelopment Brief
REPORT NUMBER	CHI/16/255
CHECKLIST COMPLETED	Yes

1. PURPOSE OF REPORT

The purpose of this report is to recommend that the St Peter's Nursery Site Redevelopment Brief be adopted as non-statutory planning guidance. A copy of the brief is available as Appendix 1 to this report.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- (a) Note the results of the four week consultation period;
- (b) Adopt the St Peter's Nursery Site Redevelopment Brief as non-statutory planning guidance.

3. FINANCIAL IMPLICATIONS

The Council has an interest in the St Peter's Nursery site as a landowner.

There are no direct financial implications arising from this report.

4. OTHER IMPLICATIONS

There are no known legal or equipment implications arising from this report.

5. BACKGROUND/MAIN ISSUES

The Finance and Resources Committee, on 28 January 2010, authorised the Head of Resources Development and Delivery to market the former St Peter's Nursery site.

The marketing results were reported to the Finance and Resources Committee on 28 September 2010. Due to the presence of Japanese knotweed the sale of the site was not successful.

The site is now ready to be marketed again and once approved the St Peter's Nursery Site Redevelopment Brief should support and inform the site sales particulars.

The draft Redevelopment Brief provides site specific planning guidance, in support of the Local Development Plan, for any interested party in regard to appropriate redevelopment proposals for the site. It takes into consideration the character of the conservation area and covers issues such as preservation of the boundary wall and set back to the Spital, appropriate built form, layout, access and materials etc.

The guidance will be treated as a material consideration in the decision making process for redevelopment proposals

At their meeting on 27 October 2016, the Planning Development Management Committee approved the Draft Development Brief for consultation.

Between 28 October and 24 November the Draft St Peter's Nursery Site Redevelopment Brief was subject to a four week public consultation period.

The draft brief was sent to the following for consultation:

- Old Aberdeen Community Council
- Froghall, Powis and Sunnybank Community Council
- Old Aberdeen Heritage Society
- 48 neighbours were notified

One response was received in support from Old Aberdeen Community Council, which also noted that the respondent would have liked to have seen the site used for council housing.

6. IMPACT

The brief contributes to "Aberdeen – The Smarter City" Vision. It will help to ensure that Aberdeen continues to be an excellent place to live, invest and do business, by stating clear physical context parameters and encouraging a high quality well designed redevelopment objectives for the site.

The production of the Draft Site Planning Brief directly contributes to the following Single Outcome Agreement priorities:

- We live in Scotland that is the most attractive place for doing business in Europe;
- We live in well-designed, sustainable places where we are able to access the amenities and services we need;
- We value and enjoy our built and natural environment and protect and enhance it for future generations;
- Our public services are high quality, continually improving, efficient and responsive to local people's needs.

The Draft Brief is consistent with the Council's Corporate Plan in particular seeking to deliver high levels of design from all development and maintaining an up-to-date planning framework. The Brief also meets the vision of the Community Plan in promoting a strong image of the City and a sense of civic pride.

The Draft Brief supports the Council's 5 year Business Plan in terms of protecting and enhancing our high quality natural and built environment.

The Draft Brief 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.

The Brief is likely to be of interest principally to those members of the public and key stakeholders who have an interest in the redevelopment of the site as it provides guidance in regard to appropriate redevelopment proposals.

An Equalities and Human Rights Impact Assessment (EHRIA) has been submitted. A summary of the EHRIA is appended to this report. A Privacy Impact Assessment was considered to be unnecessary in this case.

7. MANAGEMENT OF RISK

The creation and approval of redevelopment briefs contribute to the efficiencies in determining future planning applications and a reduction in Council staff time to assess future detailed proposals. The consultation and approval can front-load the development and planning processes for a range of interested parties. Publically available specific planning advice thereby providing degrees of certainty and clarity as to likely issues, uses and the forms of development envisaged.

If the Draft Brief is not accepted the risk is that redevelopment of the site will take place with no clear guidelines and parameters for the site.

8. BACKGROUND PAPERS

Planning Development Management Committee, 27 September 2016
Item 4.2

<http://councilcommittees/documents/s61840/161027%20Draft%20St%20Peters%20Nursery%20Brief%20Committee%20Report.pdf>

Appendix 1 - DRAFT St Peter's Nursery Site Redevelopment Brief

9. REPORT AUTHOR DETAILS

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