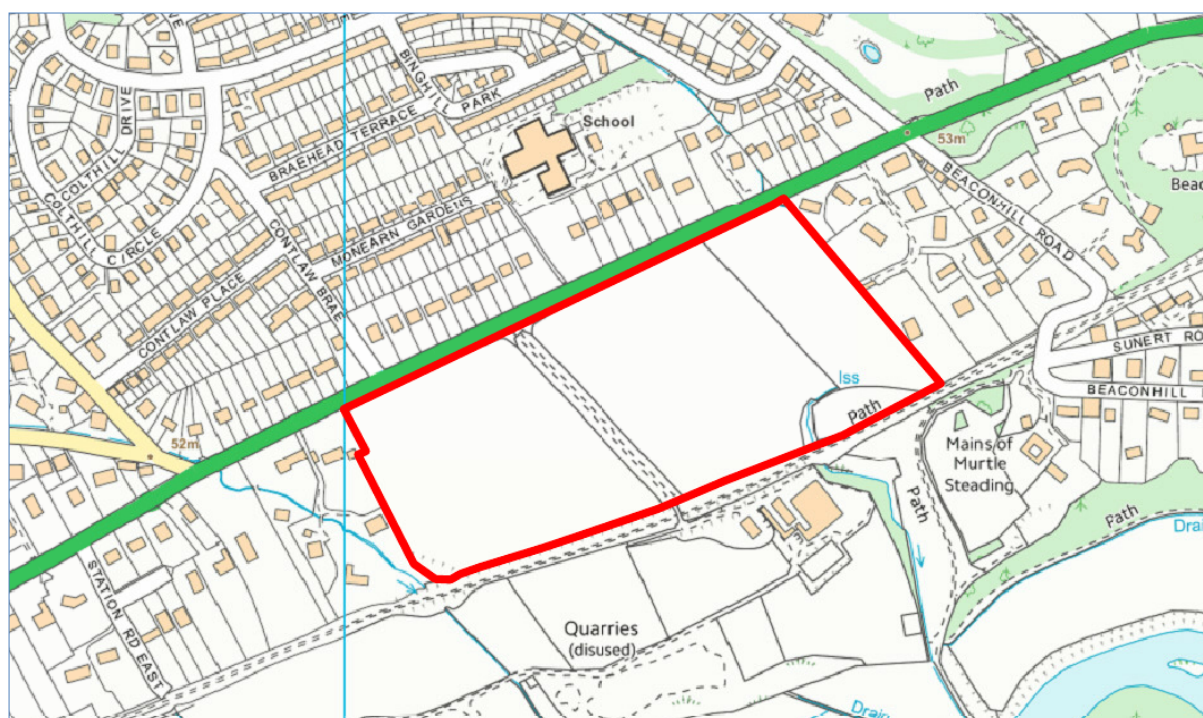


Pre-Application Forum

170620/PAN: Proposed Mixed Use Development (60 Dwellinghouses & 1225sqm of Class 1 (Shops) and Class 4 (Business) at OP114 Land At Milltimber South, North Deeside Road, Milltimber, Aberdeen, AB13 0HD

For: Bancon Homes Ltd

Application Date:	30 May 2017
Officer:	Gavin Clark
Ward:	Lower Deeside
Community Council:	Cults, Bieldside And Milltimber
Advertisement:	N/A
Advertised Date:	N/A



SUMMARY

This is a report to the pre-application forum on a potential application by Bancon Homes Ltd for a major development comprising a mixed use development of approximately 60 houses and 1225 sqm of Class 1 (Shops) and Class 4 (Business) use on land at Milltimber South, North Deeside Road.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice on 30th May 2017. The earliest date at which an application could have been submitted was

22nd August 2017. A masterplan also needs to be agreed before determination of any future planning application.

RECOMMENDATIONS

It is recommended that the Forum:

- i. Note the key issues identified;**
- ii. If necessary seek clarification on any particular matters; and**
- iii. Identify relevant issues which they would like the applicants to consider and address in any future application.**

SITE DESCRIPTION

The identified site extends to approximately 11.5 hectares, and is located on the southern side of North Deeside Road, within the settlement of Milltimber. The site is bound by North Deeside Road and residential properties to the north, the Deeside Way and open space to the south, and further residential properties set in generous plots to the east and west. An access road leading to Milltimber Farm Livery Stables (located to the south of the Deeside Way) runs through the site.

The site itself is largely grassed but does include some elements of planting (particularly along the boundaries). The site slopes from the north-south as it heads towards the Dee Valley. There are a number of boundary treatments, including post-and-wire fencing to its northern boundary.

PLANNING HISTORY

There is no planning history associated with this site.

DESCRIPTION OF PROPOSAL

The proposal constitutes a “major” application for a mixed use development which would include 60 dwellinghouses and approximately 1225 sqm of shop units and office space. Access to the site would be taken from North Deeside Road, located to the north of the application site boundary.

PLANNING POLICY

Aberdeen Local Development Plan 2017 (ALDP)

- OP 114 Milltimber South
- Policy LR1: Land Release Policy
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy I1: Infrastructure Delivery and Developer Obligations
- Policy NC7: Local Shops
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy T5: Noise

- Policy H2: Mixed Use Areas
- Policy H4: Housing Mix
- Policy H5: Affordable Housing
- Policy NE4: Open Space Provision in New Development
- Policy NE5: Trees and Woodland
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage
- Policy NE9: Access and Informal Recreation
- Policy R6: Waste Management Requirements for New Development
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency
- Policy CI1: Digital Infrastructure

OTHER RELEVANT MATERIAL CONSIDERATIONS

Supplementary Guidance

- Landscape
- Planning Obligations
- Affordable Housing
- Transport and Accessibility
- Noise
- Natural Heritage
- Trees and Woodland
- Flooding, Drainage and Water Quality
- Green Space Network and Open Space
- Milltimber South Development Framework (currently being prepared)

CONSIDERATIONS

The main considerations against which a planning application would be assessed are outlined as follows:

Principle of Development

The site has been identified as OP114 (Milltimber South), which was included by a Scottish Government reporter, provides an opportunity for 60 houses and 1225 sqm of ancillary retail/ office space. The proposal requires to be accompanied by a masterplan. The site is zoned as Land Release (LR1) and as a mixed use area (H2) in the adopted Local Development Plan.

Design, Layout and Other Infrastructure

The layout/ scale of development, and the layout of development would be identified by the masterplan and would be incorporated into the final design submitted with any future planning application.

The impact that the development would have on the surrounding landscape would be identified through the required masterplan and also at the detailed application stage.

Further information including a Drainage Impact Assessment (DIA), Flood Risk Assessment (FRA) would be required to assess potential flood risk from the site and ensure that the site could be adequately drained.

Furthermore, the development would be expected to provide developer obligations to offset the associated impacts of the development.

Transportation and Access

The traffic impact of the development would be assessed as part of any application submission. The proposals would be expected to accord with the transportation policies within the ALDP in respect of safe and convenient provision to the site. It would also be expected that adequate consideration be given to the inclusion of sustainable transportation measures for the site, and wider linkages within the surrounding area.

Other Issues to Consider

Consideration would also be given at the application stage to the potential implication on any trees within the application site, together with any habitat interests which could be affected by the development.

PRE APPLICATION CONSULTATION

The proposal of application notice provided little detail in relation to the means of consultation that is intended to be undertaken. The agent has subsequently submitted further information, which indicated the following:

- Two public consultation events, the first of which was held on the 8th September with a follow up event to be held on a date yet to be agreed. These events would take place at Cults Kirk Centre, 404 North Deeside Road, Cults between the hours of 1pm and 7pm.
- The applicant's intent to meet with Cults, Bielside and Milltimber Community Council on the 28th September.

Details of these events are to be advertised in the local press, with both the community council and local ward members being notified of the specific proposal prior to the events. The Planning Authority has also indicated that all properties within 200m of the application site be notified of the event and public notices be put up around the application site and at various locations throughout Milltimber.

NECESSARY INFORMATION TO SUPPORT ANY FUTURE APPLICATION

As part of any application, the applicant has been advised that the following information would need to accompany the formal submission:

- Pre-Application Consultation Report
- Planning and Design Statement (including a Landscape Visual Impact Assessment)

- The Masterplan
- Transport Assessment/ Transport Statement
- Tree Survey
- Drainage Impact Assessment
- Flood Risk Assessment; and
- Phase 1 Habitat Survey

RECOMMENDATION: It is recommended that the Forum

- (i) note the key issues identified;**
- (ii) if necessary seek clarification on any particular matters; and**
- (iii) identify relevant issues which they would like the applicants to consider and address in any future application.**