

PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM

ABERDEEN, 1 September 2022. Minute of Meeting of the PLANNING DEVELOPMENT MANAGEMENT COMMITTEE PRE-APPLICATION FORUM. Present:- Councillor Henrickson, Convener; Councillor Bouse, Vice-Convener; and Councillors Alphonse, Blake, Boulton, Clark (as substitute for Councillor Cormie), Cooke, Copland, MacKenzie and Thomson.

Also present as local Members: Councillors Graham and McGregor.

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

INTRODUCTION AND PROCEDURE NOTE

1. The Forum had before it the procedure note and guidance for members on the operation of Forum meetings.

The Forum resolved:-

to note the procedure note and guidance for members.

MINUTE OF PREVIOUS MEETING OF 30 SEPTEMBER 2021

2. The Forum had before it the minute of the previous meeting of 30 September 2021, for approval.

The Forum resolved:-

to approve the minute as a correct record.

PROPOSAL OF APPLICATION NOTICE FOR A MAJOR RESIDENTIAL LED, MIXED-USE DEVELOPMENT OF C. 1,650 HOMES COMPRISING RETAIL AND COMMERCIAL PROVISION, LEISURE AND COMMUNITY USES AND ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS ROADS, LANDSCAPING AND ENGINEERING WORKS - LAND AT GREENFERNS, LOCAL DEVELOPMENT PLAN SITE OP33 AND OP28 - NEWHILLS ABERDEEN - 220610 AND A MAJOR RESIDENTIAL LED, MIXED-USE DEVELOPMENT OF C. 1,570 HOMES COMPRISING RETAIL AND COMMERCIAL PROVISION, LEISURE AND COMMUNITY USES, GYPSY TRAVELLERS' SITE AND ASSOCIATED INFRASTRUCTURE INCLUDING ACCESS ROADS, LANDSCAPING AND ENGINEERING WORKS AT LAND AT GREENFERNS LANDWARD, LDP SITE OP22, NEWHILLS, ABERDEEN - 220611

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3. The Forum had before it a report by the Interim Chief Officer – Strategic Place Planning, on submission of two Proposals of Application Notice by Rydens on behalf of their client, Aberdeen City Council for two major developments. The first proposal was for a major residential led, mixed use development of circa 1650 homes comprising retail and commercial provision, leisure and community uses and associated infrastructure including access roads, landscaping and engineering works at land at Greenferns Local Development Sites Opportunity Site 33 and Opportunity Site 28 Newhills Aberdeen. The second proposal was for a major residential led, mixed use development of circa 1570 homes comprising retail and commercial provision, leisure and community uses, gypsy travellers' site and associated infrastructure including access roads, landscaping and engineering works at land at Greenferns Landward, Opportunity Site 22, Newhills Aberdeen.

The report for Greenferns advised that the site extended to approximately 79.9 hectares and was located on the western edge of Aberdeen, to the west of the established residential area of Northfield and south of the Bucks Burn. The application site was identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Site 28 and Opportunity Site 33 for around 1470 homes and 10 hectares of employment land.

The report explained that the site was zoned as LR1 (Land Release Policy) in the Aberdeen Local Development Plan and the policy advised that "housing and employment development on existing allocated sites and housing sites allocated in Phase 1 (2017-2026) will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

The Forum heard from Mr Gavin Clark, Senior Planner, who addressed the Forum and provided details regarding the planning aspects of the application for Greenferns. The following policies from the Aberdeen Local Development Plan (2017) were relevant:-

- Policy LR1: Land Release Policy
- Policy LR2: Delivery of Mixed-Use Communities
- OP28 and OP33: Greenferns
- Policy D1: Quality Placemaking by Design
- Policy D2: Landscape
- Policy I1: Infrastructure Delivery and Developer Obligations
- Policy T2: Managing the Transport Impact of Development
- Policy T3: Sustainable and Active Travel
- Policy T5: Noise
- Policy B4: Aberdeen Airport
- Policy H1: Residential Areas
- Policy H3: Density
- Policy H4: Housing Mix
- Policy H5: Affordable Housing
- Policy NE1: Green Space Network

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- Policy NE2: Green Belt
- Policy NE4: Open Space Provision in New Development
- Policy NE5: Trees and Woodlands
- Policy NE6: Flooding, Drainage and Water Quality
- Policy NE8: Natural Heritage
- Policy NE9: Access and Informal Recreation
- Policy R2: Degraded and Contaminated Land
- Policy R6: Waste Management Requirements for New Developments
- Policy R7: Low and Zero Carbon Buildings, and Water Efficiency
- Policy C11: Digital Infrastructure.

It was noted that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission

- Environmental Impact Assessment
- Pre-Application Consultation Report
- Design and Access Statement
- Flood Risk Assessment
- Ecological Impact Assessment
- Badger Survey
- Drainage Impact Assessment
- Site Survey of Existing Water Features
- Archaeological Survey
- Construction Environment Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and Tree protection and Management Plan
- Landscape Scheme and Maintenance Plans
- Landscape and Visual Impact Assessment
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

In terms of the proposal for Greenferns Landward, the report explained that the future application site extended to approximately 69.6 hectares and was located within the Newhills area to the north of Aberdeen. The site was located and bounded by the existing residential area of Newhills Avenue to the east and Kepplehills Road to the north. Kepplehills Road connects with the A96 approximately 1km north of the site, which would in turn connect onto the AWPR, which passes approximately 500m to the west of the application site boundary. The site was identified within the adopted Aberdeen Local Development Plan 2017 as Opportunity Site 22 for around 1500 homes and 10 hectare of employment land.

The report also noted that a small section within the Proposal of Application Notice site boundary was located within OP21 (Rowett South). This allocation which was currently under construction, related to an overall development of 1940 homes, which required a

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joint Development Framework with OP20 Craibstone South and OP22 Greenfern Landward. The site was also zoned as LR1 (Land Release Policy) in the Aberdeen Local Development Plan.

The report also advised that part of the western side of the application site boundary was designated as Green Belt and Policy NE2 advises that no development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration or landscape renewal. It also goes on to state that essential infrastructure would only be permitted if it cannot be accommodated anywhere other than the Green Belt.

The following policies from the Aberdeen Local Development Plan (2017) were relevant:-

- LR1 – Land Release Policy
- LR2 – Delivery of Mixed-Use Communities
- OP22 – Greenferns Landward
- OP21 – Rowett South
- WB1 – Healthy Developments
- WB2 – Air Quality
- WB3 – Noise
- WB5 – Changing Place Toilets
- NE2 – Green and Blue Infrastructure
- NE3 – Our Natural Heritage
- NE4 - ~Our Water Environment
- NE5 – Trees and Woodland
- D1 – Quality Placemaking
- D2 – Amenity
- D4 – Landscape
- D5 – Landscape Design
- R2 – Degraded and Contaminated Land
- R5 – Waste Management Requirements for New Development
- R6 – Low and Zero Carbon Buildings and Water Efficiency
- H3 – Density
- H4 – Housing Mix and Need
- H5 – Affordable Housing
- H6 – Gypsy and Traveller Caravan Sites
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Sustainable Transport
- T3 – Parking
- C11 – Digital Infrastructure
- B3 – Aberdeen Airport and Perwinnes Radar

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It was noted that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission.

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- Archaeological Survey
- Construction Environment Management Plan
- Transport Assessment
- Travel Plan
- Tree Survey Report, Arboricultural Impact Assessment and Tree Protection and Management Plan
- Landscape Scheme and Maintenance Plans
- Landscape and Visual Impact Assessment
- Low and Zero Carbon Buildings and Water Efficiency Statement
- Affordable Housing Delivery Strategy
- Waste Strategy/ Management Plan

The Forum then heard from the applicant/agent and the presenters were as follows for both proposals:-

- Michael Lorimer – Rydens
- Christopher Gray – Op-en
- Ian Logan – Op-en

The presenters began their presentation by providing an overview of the history of the sites and provided context in relation to the Strategic Development Plan and the policy to expand the amount of residents in Aberdeen City. They explained that as part of their client brief from Aberdeen City Council, these developments were part of the Housing Programme and both sites would have a mixture of council houses and private properties. In the first phase, the council houses would be developed followed by the private housing aspect in later phases of the developments. They also provided details on the blue-green infrastructure approach that would be utilised at both sites and noted that the approach had been very successful at the Counteswells site.

The presenters explained that in terms of the Greenferns site, it was more advanced with more details established. The Landward site however was more complex. They advised that the aim of both sites was to establish a 20 minute neighbourhood which would mean facilities/amenities/schools would be in cycling/walking distance without the need to use car/bus travel. They also provided details on proposed walking/cycle

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routes in each development and noted that they would be accessible for residents and noted that movement through the sites had been a key driver. They also explained that Aberdeen were working to the UNICEF child friendly city policy and were considering child centric design.

The presenters also explained about the growing space initiative and were considering this in the developments, which would take on board the idea of individuals growing their own food, flowers etc with an area that residents would have control over.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

- Capacity at local schools would be investigated and any capacity issues would be addressed through developer obligations;
- A consultation exercise was carried out with children to ascertain what facilities they would like to see in a new development. Facilities such as play parks and skate parks;
- Specific workshops would be carried out with roads and transport team in order to develop cycle paths and these would be developed through the design process;
- Member requested that dropped kerbs be investigated in the Orchard Brae School vicinity;
- Discussions were to be held with bus operators to see if routes could be expanded in order to facilitate the developments;
- Land would be available for a new health centre should it be required;
- The proposed housing would meet the Aberdeen City Council's Gold Standard;
- Virtual consultation events were held in June and July 2022 as well as a face to face consultation event with a progress event being held on 1 September 2022. Members urged the applicant to hold an event in Bucksburn to allow local residents to attend who might not have attended the event in Middlefield Hub due to the location;
- There were two options in the development for the gypsy traveller site. One was to the west of the site and one was to the north. The applicant/agent would discuss the location with individuals attending the public consultation event;
- There would be 100% infrastructure in place for electric vehicles and all of the new development would be fitted with open reach and city fibre;

The report recommended:-

that the Forum –

- (a) note the key issues identified;
- (b) if necessary, seek clarification on any particular matters; and
- (c) identify relevant issues which they would like the applicant to consider and address in any future application.

The Forum resolved:-

- (i) to thank the presenters for their informative presentation; and
- (ii) to request that the applicant consider the points raised above.

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PROPOSAL OF APPLICATION NOTICE FOR A MAJOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE, OPEN SPACE AND LANDSCAPING - FORMER CORDYCE SCHOOL, RIVERVIEW DRIVE ABERDEEN - 220815

4. The Forum had before it a report by the Interim Chief Officer – Strategic Place Planning, on a submission of a Proposal of Application for a major development for a major residential development with associated infrastructure, open space and landscaping at the former Cordyce School, Riverview Drive Aberdeen, planning reference 220815.

The report advised that the proposed development site was an irregular shaped area extending to 7.9 hectares and was located in the green belt. The site was bound by the River Don to its north and east and mature trees to its south and west. Beyond the tree belt to the south was Riverview Drive which provided a direct connection to the residential area, shops and community facilities in Dyce. To the west were some scattered buildings, including some residential dwellings and farm buildings with the A947 – Oldmeldrum Road beyond.

The site was previously occupied by Cordyce Special Needs School and has since been demolished, following the opening of Orchard Brae School. It was noted there was a distinct level difference between the relatively flat area that was previously occupied by the school buildings and associated playing fields and the river to the north and east, which lies at a lower level. There is also a footpath running along the riverbank.

The Forum heard from Dineke Brasier, Senior Planner, who addressed the Forum and provided details regarding the planning aspects of the application.

Ms Brasier provided details on the relevant planning policies noting that the following policies were relevant to the proposed application:-

- NE2 – Green Belt
- D1 – Quality Placemaking by Design
- D2 – Landscape
- I1 – Infrastructure Delivery and Planning Obligation
- T2 – Managing the Transport Impact of Development
- T3 – Sustainable and Active Travel
- B4 – Aberdeen Airport
- H3 – Density
- H4 – Housing Mix
- H5 – Affordable Housing
- NE1 – Green Space Network
- NE4 – Open Space Provision in New Development
- NE5 – Trees and Woodland

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- NE6 – Flooding, Drainage and Water Quality
- NE8 – Natural Heritage
- NE9 – Access and Informal Recreation
- R6 – Waste Management Requirements for New Developments
- R7 – Low and Zero Carbon Building and Water Efficiency
- C11 – Digital Infrastructure

In relation to Supplementary Guidance, the following were also relevant:-

1. Affordable Housing
2. Flooding, Drainage and Water Quality
3. Green Space Network and Open Space
4. Natural Heritage
5. Planning Obligations
6. Resources for New Development
7. Transport and Accessibility and
8. Trees and Woodlands

Ms Brasier also highlighted the Proposed Local Development Plan 2020 and noted the following policies as relevant:-

- LR1 – Land Release
- WB1 – Health Developments
- NE2 – Green and Blue Infrastructure
- NE3 – Natural Heritage
- NE4 – Our Water Environment
- NE5 – Trees and Woodland
- D1 – Quality Placemaking
- D2 – Amenity
- D4 - Landscape
- D5 – Landscape Design
- R5 – Waste Management Requirements in New Development
- R6 – Low and Zero Carbon Buildings and Water Efficiency
- H3 – Density
- H4 – Housing Mix and Need
- H5 – Affordable Housing
- I1 – Infrastructure Delivery and Planning Obligations
- T2 – Sustainable Transport
- T3 – Parking
- C11 – Digital Infrastructure
- B3 – Airport and Perwinnes Radar

It was noted that as part of the application, the applicant had been advised that the following information would need to accompany the formal submission:-

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- Design and Access Statement including visualisations;
- Flood Risk Assessment;
- Landscape Strategy;
- Preliminary Ecological Appraisal, including Bat Roost Potential for trees;
- Planning Statement;
- Pre Application Consultation report;
- Transport Assessment and Transport Statement;
- Travel Plan; and
- Tree Survey and Arboricultural Impact Assessment

The Forum then heard from the agent for the application and the presenters were as follows:-

- Michael Lorimer – Rydens
- Daniel Harrington – THE Architect and Planning

Mr Lorimer began the presentation and provided an outline of the proposal, indicating that the proposal was for a major residential development of approximately 90 dwellings with associated infrastructure, open space and landscaping.

Mr Lorimer advised that there was an extensive network of footpaths connecting to the site for informal recreational purposes and these would be retained as well as retaining existing mature trees where possible as the site benefitted from a number of mature trees. He also advised that the community orchard that was to the south west of the site would also be retained as this was a well used community asset.

Mr Harrington explained that the proposed development would be a mix of 3 and 4 bedroom houses and also incorporate affordable housing. The finalised house types were still to be finalised. He also noted that the material finishes were also still to be selected but would likely be a neutral tone.

In terms of consultation, Mr Lorimer advised that a public consultation event was held at the end of August in Dyce Community Centre and was very well attended with roughly 60 people in attendance. All of the feedback received from the event would be analysed and taken into consideration.

Members then asked a number of questions of both the applicant and the case officer and the following information was noted:-

- There was capacity at both Dyce Primary School and Dyce Academy for any children from the proposed development;
- When the final application is submitted a Transport Assessment will accompany it and would highlight the emergency access for the site;
- Engineers had looked at the flood risk on the development and this would also be submitted as part of the final application, however it was noted that the flood risk level was low;

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- The development would consist solely of housing and no flatted properties;
- A high percentage of the development would be retained for green space.

The report recommended:-

that the Forum –

- (d) note the key issues identified;
- (e) if necessary, seek clarification on any particular matters; and
- (f) identify relevant issues which they would like the applicant to consider and address in any future application.

The Forum resolved:-

- (iii) to thank the presenters for their informative presentation; and
 - (iv) to request that the applicant consider the points raised above.
- **COUNCILLOR DELL HENRICKSON, Convener**