

ABERDEENSHIRE COUNCIL

PLANNING & BUILDING STANDARDS MEMBERS OFFICER WORKING GROUP

WOODHILL HOUSE, ABERDEEN, 15 NOVEMBER 2017

Present: Cllr Fergus Hood (Chair), Cllr David Aitchison, Cllr Mark Findlater, Cllr Ross Cassie, Cllr Robbie Withey, Cllr Iain Sutherland, Cllr Iain Taylor, Cllr Dennis Robertson

Apologies: Cllr John Cox, Cllr Martin Ford, Cllr Ian Mollison, Cllr Norman Smith, Cllr Peter J Argyle.

Officers: Bruce Stewart, Planning Service Manager (BPS)
Piers Blaxter, Team Leader Policy (PB)
Ailsa Anderson, Senior Policy Planner (AA)
Susan Cowie, Members Support Administrator
Becky Holmes, Admin Support Officer (Note Taker) (BH)

1. MINUTE OF MEETING OF 13 SEPTEMBER 2017

The Minute of 13 September 2017 was approved.

2. DEVELOPERS OBLIGATION PLANNING ADVICE

BPS advised that the Developer Obligations Planning Advice was a technical document and therefore did not require Committee approval. Members noted the Advice and it was agreed that BPS would forward a copy of the Advice to the Councillors that were attending as substitutes.

3. ENGAGEMENT WITH THE GRAMPIAN HOUSEBUILDERS' COMMITTEE OF HOMES FOR SCOTLAND - HOUSING LAND ISSUES

PB advised that the Policy Team met with the Grampian Housebuilders Committee and advised them on the research carried out on the housing need for the area. The outcomes of the research are highlighted in paragraph 2.5 of the Report. PB advised that the Grampian Housebuilders Committee agreed that there was a need to look at the constrained housing sites and where these can be delivered.

The Housebuilders raised that whilst there is a need to sustain growth, it should be delivered to where there was demand and to where employment is currently located.

BPS advised that the SDPA are currently working on their Main Issues Report and that they were to be meeting the Grampian House Builders Committee in the near future.

Members noted the discussions with the Grampian Housebuilders Committee.

4. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 - DEVELOPMENT BIDS SUBMISSION FORM

PB advised that the Policy Team will be looking at bids for land from January to the end of March 2018. Information on the Bids will then be presented to Area Committees in May and June. The Bid form will be collecting information on the characteristics and impacts of potential development sites and looking to see if there is any conflicts. In line

with Scottish Government advice the importance of sites being deliverable is very important.

Members agreed that the Bid form was informative and was suitable for use.

5. COMMUNITY COUNCIL UPDATE

BPS advised that the Policy Team are currently visiting 68 Community Councils.

PB advised that so far there have been 32 meetings with Community Councils. Early feedback from the Chairs of The Community Councils is that the engagement is very worthwhile.

Some of the main issues being raised at the meetings are with employment land and with getting businesses to take up the land. The need for small residential sites to be allocated and the need for more affordable housing has also regularly been raised.

Councillors who had attended the Community Council meetings had stressed to attendees that it was important to engage with the Local Development Plan process and that the positive feedback they have been receiving confirms that this has been a good exercise.

Members agreed that the work with the Community Councils was very good and will be very useful.

6. POLICY REVIEW UPDATE

PB advised that the Policy Team are currently looking at the policies within the current Local Development Plan to see if there is changes that need to be taken into account for the next Plan. Once this task has been completed the Team will engage with Development Management.

7. DRAFT PLANNING ADVICE 02/2017: SP=EED® – ADVICE FOR DEVELOPMENT MANAGEMENT AND PROSPECTIVE APPLICANTS

AA introduced the report. She advised that Policy P1 Layout, siting and design, states that we will assess all development using appropriate public consultation. We are recommending that all Major Applications comply with SP=EED. Guidance notes to help engage with the planning system have been based on PAS. Appendix 1 to the Report has been produced between PAS and ourselves. We have consulted with Development Management to ensure the document can be applied to the pre-applications. Although there is no formal requirements to adapt SP=EED, we are recommending that this is looked at in the pre-application discussions.

Members all agreed that SP=EED was a useful tool and agreed the report recommendations.

PB advised that AA is the only person in Scotland that was SP=EED verified.

Cllr Hood thanked all officers in attendance at the meeting for the informative and comprehensive reports and presentations.