

STRATEGIC DEVELOPMENT PLANNING AUTHORITY

WOODHILL HOUSE, ABERDEEN

THURSDAY 25 JUNE, 2015

Present:- Councillors P J Argyle, Chairperson, R Milne, Vice-Chairperson, D R Aitchison, J B Cox, R Grant, S W Pratt (Substituting for Cllr B A Topping), E A Robertson (Substituting for Cllr P W Bellarby) and N J Smith

Apologies: Councillors P W Bellarby, J Corall, A Finlayson, R Thomson, B A Topping and I Yuill

Officers:- **Strategic Development Planning Authority:** Strategic Development Plan Manager
Aberdeen City Council: Planning and Environment Policy Manager
Aberdeenshire Council: Head of Planning and Building Standards, Senior Sustainability, Information and Research Officers (M Greig and S Shaw), Accountant (R Taylor) and Committee Officer (F Brown).

OPENING COMMENTS BY THE CHAIR

- (1) The Chair welcomed Councillor D R Aitchison to his first meeting of the Strategic Development Planning Authority (SDPA) following recent changes to Aberdeenshire Council's administration. Councillor Aitchison would replace Councillor Merson as a substantive member to the Authority. The Chair reported that Councillor Merson had been a founding member of the SDPA and the Chair on behalf of the Authority extended his gratitude to Councillor Merson for his long term commitment and contribution to the work of the SDPA.
- (2) The Chair welcomed Ruth Taylor, Accountant to her first meeting of the SDPA following the recent secondment of Tom Buchan as Facilities Manager within Aberdeenshire Council.

DECLARATION OF MEMBERS' INTEREST

Councillor P J Argyle, R Grant and R Milne declared an interest in Agenda Item 2 by virtue of their membership of the North East of Scotland Transport Partnership (Nestrans) however, as their interests were non pecuniary they intimated that they would take part in the discussion when that item was being considered.

MINUTE OF PREVIOUS MEETING 24 APRIL, 2015

1. The Authority had before them the minute of the previous meeting of 24 April, 2015.
 - (i) With reference to Item 6(a) the Strategic Development Plan Manager advised the Authority that the application for planning permission in principle for residential development at Auchattie, Banchory had been presented to Aberdeenshire Council at their meeting of 18 June, 2015 and the Council had agreed to refuse the application.

- (ii) With reference to Item 6(b) the Strategic Development Plan Manager advised the Authority that the application for Full Planning Permission for the Construction and Operation of a Carbon Capture, Compression and Conditioning Plant at Peterhead Power Station (a National Development) had been presented to Aberdeenshire Council at their meeting of 18 June, 2015 and the Council had agreed to grant the application.

The Authority resolved:

- (i) To approve the minute as a correct record; and
(ii) To note the verbal update for Item 6(a) and 6(b) of the minute.

ADOPTION OF SUPPLEMENTARY GUIDANCE – STRATEGIC TRANSPORT FUND

2. With reference to the Minute of the Meeting of the Strategic Development Planning Authority meeting of 24 April, 2015 (Item 7) there had been submitted a report by the Strategic Development Plan Manager which provided the authority with an update on the review of the Supplementary Planning Guidance following the approval of the Strategic Development Plan (SDP) and which requested consideration by the Aberdeen City and Shire Strategic Development Planning Authority (SDPA) to adopt the statutory Supplementary Guidance on a Strategic Transport Fund as presented in Appendix 2 to the report.

The Strategic Development Plan Manager introduced the report and advised the Authority that the SDPA at their last meeting had agreed to make amendments to the guidance in light of consultation responses and the guidance had then been submitted to Scottish Ministers for the statutory 28 day consultation period for them to decide whether to issue a Direction regarding the adoption of the guidance.

It was reported that the Scottish Government had responded to the Strategic Development Plan Manager on 2 June, 2015 as presented as Appendix 1 to the report and that response had indicated that Scottish Ministers had given notice that the Strategic Transport Fund Supplementary Guidance may not be adopted until the following modification was made:-

6.1 A planning obligation or other legal agreement will normally be used to secure contributions, although in appropriate cases up-front contributions will also be acceptable. In such cases, the receipt will set out the circumstances under which it will be used. ***The use of any planning obligation shall follow the guidance in Circular 3/2012: Planning Obligations and Good Neighbour Agreements.*** These will be paid into a dedicated strategic transport fund.

The Strategic Development Plan Manager advised the Authority that the additional sentence would not present an obstacle to adoption and that sentence had been incorporated within the text of the supplementary guidance as presented in Appendix 2 to the report.

The next stage would be to present the proposed supplementary guidance for ratification by Aberdeenshire Council on 20 August, 2015 and Aberdeen City

on 27 August, 2015 with a view to the supplementary guidance then coming into force on 28 August, 2015.

The report recommended that the Authority:-

- (a) Adopt the Supplementary Guidance: Strategic Transport Fund as statutory supplementary guidance to the Aberdeen City and Shire Strategic Development Plan 2014;
- (b) Refer the report to the Communities, Housing and Infrastructure Committee of Aberdeen City Council and the Infrastructure Services Committee of Aberdeenshire Council for ratification;
- (c) Agree that, subject to ratification by both councils, the statutory guidance would come into effect on 28 August 2015; and
- (d) Agree that the current non-statutory supplementary planning guidance would cease to be used with effect from 28 August, 2015.

The Authority resolved:

To agree the recommendations as set out in the report and to thank the Strategic Development Plan Manager and his team for the innovative policy.

HOUSING LAND AUDIT 2015

3. The Authority had before them a report which reported the results of the 2015 Housing Land Audit as presented in Appendix 1 to the report and the implications for the housing land supply position.

The report advised that the supply in each of the housing market areas was above the 5 year housing requirement of the Strategic Development Plan and as such no action was required beyond the continued implementation of the Strategic Development Plan and the two Local Development Plans. The 5 Year Effective Housing Land Supply identified in the 2015 audit is 12,091 units in the AHMA and 3,686 units in the RHMA. That equates to a housing land supply of 7.7 years and 5.5 years respectively when measured against the Strategic Development Plan requirement.

The report recommended that the Authority:-

Note the contents of the 2015 Housing Land Audit.

The Authority resolved:-

To agree the recommendations as set out in the report.

TAYPLAN PROPOSED STRATEGIC DEVELOPMENT PLAN

4. The Authority had before them a report by the Strategic Development Plan Manager which sought consideration of the Aberdeen City and Shire Strategic Development Planning Authority (SDPA) to agree a response to the TAYplan Proposed Strategic Development Plan which covered Dundee, Angus, Perth, Kinross and North Fife.

The Strategic Development Plan Manager introduced the report and advised the Authority that the consultation period for the proposed plan would end on 3 July, 2015 and there were five issues which were worthy of addressing as the response from the SDPA which would build on their previous response to the Main Issues report which was submitted in June, 2014, namely:-

- Increased Housing Flexibility;
- New Stations;
- Road and Rail Improvements;
- Carbon Capture and Storage; and
- Laurencekirk

The report recommended that the Authority:-

Agree the report as the Authority's response to the TAYplan Proposed Strategic Development Plan.

The Authority resolved:-

To agree the recommendations as set out in the report.

PLANNING PERFORMANCE REPORT 2014/15

5. The Authority had before them a report by the Strategic Development Plan Manager which sought consideration by the Aberdeen City and Shire Strategic Development Plan Authority (SDPA) to agree the Planning Performance Report for 2014/15 and its publication on the SDPA website and onward submissions to the Scottish Government by the submission deadline of 31 July, 2015.

The Strategic Development Plan Manager introduced the report and advised the Authority that the Planning Performance Report for 2014/15 as presented in Appendix 1 to the report followed the same format as the previous year which was largely prescribed by Head of Planning Scotland and the Scottish Government to ensure consistency.

It was reported that the National Headline Indicators which were relevant to the SDPA were presented on Page 12/13 of the report and all targets were being met.

The report recommended that the Authority:-

Approve the Planning Performance Framework 2014/15 as presented in Appendix 1 to the report as well as its publication and submission to the Scottish Government.

The Authority resolved:-

To agree the recommendation as set out in the report.

SDPA BUDGET MONITORING POSITION AS AT 31 MARCH, 2015

6. The Authority had before them a report by the Treasurer to the SDPA which provided the Authority with the budget monitoring position for 2014/15 as at 31 March, 2015 as presented in Appendix 1 to the report.

The report informed the Authority that the costs of the Authority were broadly in line with the budget but with a detailed underspend being attributed to staff costs following the unsuccessful recruitment for the post of Senior Planner which it was reported had been vacant for the whole financial year. The report advised that as at 31 March, 2014 Aberdeen City Council had contributed £69,000 and Aberdeenshire Council had contributed £52,000 and the resulting surplus of net expenditure was £21,000 which would be split with £19,000 being returned to Aberdeen City and £2,000 to Aberdeenshire Council so that both Authorities will have paid an equal amount.

The report recommended that the Authority:-

- (i) Note the budget monitoring position as at 31 March, 2015; and
- (ii) Approve the return of surplus income at year end to Aberdeen City Council of £19,000 and to Aberdeenshire Council of £2,000.

The Authority resolved:-

To agree the recommendations as set out in the report.

UNAUDITED STATEMENT OF ACCOUNTS 2014/15

7. The Authority had before them a report by the Treasurer which sought consideration by the Authority of the Unaudited Statement of Accounts for 2014/15 as presented in Appendix 1 to the report.

The Accountant introduced the report and drew the Authority's attention to the Movement in Reserves Statement which showed there had been no movement in the reserves of £104,000; the Comprehensive Income and Expenditure Statement and the Balance Sheet which detailed the SDPA unaudited financial position as at 31 March, 2015.

It was report that there would be a change to the report and the Appendix before final submission to the external auditor to reflect recent staff changes within Aberdeenshire Council. Alex Stephen was Head of Finance and as such was now Treasurer to the SDPA following a recent appointment of Alan Wood to the post of Director of Business Services.

The report recommended that the Authority:-

- (i) note the Unaudited Statement of Accounts for 2014/15 and approve their issue to the Authority's external auditor and the Controller of Audit; and
- (ii) agree the return of £19,000 to Aberdeen City Council and £2,000 to Aberdeenshire Council, to redistribute the net underspend of £21,000.

The Authority resolved:-

To agree the recommendations as set out in the report.

SDPA BULLETIN – JUNE 2015

8. The Authority had before them an information bulletin prepared by the Strategic Development Plan Manager which informed members on key issues relating to the work of the Authority where no decisions were currently required and verbal updates on each item were provided since publication where required

Details contained within the bulletin included:-

(1) Planning Reform announced by the Cabinet Secretary

It was reported that there were no further details of the process or remit of the review for Planning Reform which would focus on development planning and housing delivery, however, a report would be presented to a future SDPA meeting when there was more clarity on national discussions to ensure the authority was actively engaged in that process.

During discussion the Authority requested that a letter should be drafted and sent to the Cabinet Secretary which would highlight that the SDPA as well as both Aberdeen City and Aberdeenshire were already focusing on development planning and housing delivery and doing it very well.

(2) Local Development Plans Update

It was reported that Aberdeen City and Aberdeenshire were both working towards the submission of their Local Development Plans for examination later on in the year.

During discussion the Authority welcomed the progress made by each Council in the preparation for their replacement plans and it was acknowledged that this was a huge testament to the ongoing work of all of the officers involved.

(3) SDPA Membership (Aberdeenshire Council)

It was reported that Aberdeenshire Council had agreed to change their nominations to the SDPA following a change of administration on 8 June, 2015. While it was reported that there was no change, Aberdeenshire Council had resolved to change the membership at their meeting of 18 June, 2015, namely:-

Substantive Members

Councillor D R Aitchison
Councillor P J Argyle
Councillor P W Bellarby
Councillor J B Cox
Councillor N Smith
Councillor B A Topping

Substitute Members

Councillor J N Gifford
Councillor I W Gray
Councillor G Owen
Councillor S W Pratt
Councillor E A Robertson
Councillor S W Smith

(4) Planning Applications of Strategic Importance

It was reported that the SDPA consultation response on the planning proposal by NorthConnect for onshore works associated with an electricity interconnector to Norway was presented as Appendix 1 to

the Bulletin report and the application would be determined by Aberdeenshire Council in August, 2015.

The Authority resolved:

- (i) To note the content of the bulletin;
- (ii) To write to the Cabinet Secretary to highlight the excellent work being done already within Aberdeen City and Aberdeenshire for development planning and housing delivery; and
- (iii) To note the changes to the SDPA membership.

DATE OF NEXT MEETING

- 9. The Authority noted that the next formal meeting of the SDPA would be held on Wednesday 23 September, 2015 at 2.00pm in the Council Chamber, Town House, Broad Street, Aberdeen.