

# STRATEGIC DEVELOPMENT PLANNING AUTHORITY

Town House, Aberdeen  
FRIDAY, 23 September, 2011

**Present:-** Councillor Argyle, Chairperson; Councillor Dean, Vice-Chairperson; and Councillors Boulton, Clark, Cormie, Jaffrey, Merson, Stewart, Sullivan and Webster.

**Apologies:-** Councillors Cox, McCaig and Pratt.

**Also present:-** Councillor A Allan.

**Officers:-** **Strategic Development Planning Authority:** Strategic Development Plan Manager and Senior Planner.  
**Aberdeen City Council:** Development Plan Team Leader, Planning Trainee and Committee Manager.  
**Aberdeenshire Council:** Director of Infrastructure Services, Head of Planning and Building Standards, Sustainability, Information and Research Team Leader, 2 Senior Sustainability, Information and Research Officers.

## DIRECTOR OF INFRASTRUCTURE SERVICES, ABERDEENSHIRE COUNCIL

1. The Chair welcomed to his first meeting Stephen Archer, Director of Infrastructure Services at Aberdeenshire Council.

**The Authority resolved:-**  
to welcome Mr Archer to his first meeting.

## MINUTE OF PREVIOUS MEETING

2. The Authority had before it the minute of its previous meeting of 10 June, 2011.

**The Authority resolved:-**

- (i) in relation to article 4 to the minute (resolution i) to note that the Chair had written to BAA Aberdeen regarding the runway extension and that a response had explained that the extension was due to be opened within the next few weeks and a draft masterplan would be consulted on in December, 2011;
- (ii) in relation to article 6 to the minute (Draft Statement of Accounts and Audit Scotland Annual Audit Plan 2010/11), to amend the minute to reflect that the

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- SDPA had agreed that it would return surplus contributions to the two local authorities; and
- (iii) to otherwise approve the minute.

**HOUSING LAND AUDIT 2011**

3. With reference to article 6 of the minute of meeting of the Authority of 10 September, 2010, the Authority had before it a joint report by the Head of Planning and Sustainable Development, Aberdeen City Council and the Head of Planning and Building Standards, Aberdeenshire Council which advised members of the results of the 2011 Housing Land Audit (which was attached as Appendix 1 to the report) and its implications for the housing land supply position.

The report explained that Scottish Government planning policy states that local authorities should ensure that a supply of effective land for at least 5 years should be maintained at all times to ensure a continuing generous supply of land for house building. The report explained that in order to measure the adequacy of the housing land supply, the number of units in the effective supply must be measured against the housing requirement in the structure plan. Contained in the report was a table which identified a housing land supply of 2.7 years in the Aberdeen Housing Market Area and 5.2 years in the Rural Housing Market Area.

The Authority then discussed the implications of this and acknowledged that the 2 local authorities had done everything they could in terms of their role in securing the housing requirement in the structure plan and that new sites would be forthcoming through the two local development plans in the short term to alleviate this situation.

**The report recommended:-**

that the SDPA note the content of the 2011 Housing Land Audit and agree that no further action is proposed to augment the supply.

**The Authority resolved:-**

- (i) to thank the officers involved in preparing the report and audit; and
- (ii) to approve the recommendation contained in the report.

**STRATEGIC DEVELOPMENT PLAN - MAIN ISSUES REPORT**

4. The Authority had before it a report which sought approval to undertake consultation on a main issues report as part of the preparation of a strategic development plan for the area.

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The main issues report is a discussion document rather than a draft plan and as such focuses on areas where change is required rather than those where no change is proposed. A draft main issues report was attached at Appendix 1.

The two drivers identified in the main issues report are facilitating development in challenging economic time and responding to the challenges and opportunities of climate change. With the exception of the delivery of new waste management infrastructure, the changes proposed in the main issues report were of a relatively minor nature, reflecting the desire to roll the current structure plan forward in an evolutionary way. Many important issues were not touched upon, or given very brief mention, because it was not thought that the position set out in the structure plan needed to change.

With its role as a discussion paper it is important that fixed positions are not taken at this stage but that an open discussion with communities and stakeholders was able to take place. While a range of issues and options had been identified at this stage, it is possible that more would be identified through the engagement on the report.

The main issues report itself would have a “Crystal Mark” from the Plain English Campaign in recognition of its clarity. Officers needed to make minor changes to the document to satisfy the requirements of the Plain English Campaign.

A range of supporting documents were attached to the report as Appendices. A key document contained in the appendices is the monitoring statement which monitors progress with the delivery of the current structure plan as well as identifying issues emerging from changes to government policy. As such it is one of the key documents to inform the main issues report. Two other documents which fulfil this role are the housing need and demand assessment and the climate change study.

The development plan scheme sets out how it is intended to engage with stakeholders and communities on the main issues report. Even though the extent of change required to the current plan is now thought to be limited, it is proposed to run a twelve week consultation from 7 October to 31 December 2011 as previously agreed.

**The report recommended:-**

that the Authority note the contents of the report and approve the publication of the main issues report (found in Appendix 1) and associated documents (Appendices 2 – 9) for consultation.

**The Authority resolved:-**

- (i) that the end date for consultation would be extended to 6 January, 2012;
- (ii) that a sentence would be added to the main issues report to indicate that the SDPA will continue to work with Scottish Natural Heritage, Scottish Water and the Scottish Environment Protection Agency regarding water supply and wastewater capacity issues;

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- (iii) that a report on the issues raised at (ii) above would be considered by the Authority at its next meeting;
- (iv) that authority be delegated to the Strategic Development Plan Manager in consultation with the Chair and Vice-Chair of the Authority to make the minor changes to the text of the main issues report to ensure that the document is awarded the Crystal Mark from the Plain English Campaign;
- (v) to thank officers involved in preparing the main issues report; and
- (vi) to otherwise approve the recommendations contained in the report.

**DELIVERED IDENTIFIED PROJECTS THROUGH A STRATEGIC TRANSPORT FUND**

5. The Authority had before it a report by the Aberdeen City and Shire Strategic Development Plan Manager which sought approval from the Authority to undertake consultation on draft supplementary planning guidance on a Strategic Transport Fund.

Appended to the report was the draft document entitled “Delivering Identified Projects Through a Strategic Transport Fund” which will enable the development allowances in the structure plan to be delivered and will provide a clear and transparent mechanism that provides some certainty to the development industry.

The report explained that given the specialist nature of the supplementary planning guidance, the existing awareness of it within the development industry and the need for quick progress so that it can be applied to new sites coming forward through the two local development plans, it is proposed to run a six week consultation in parallel with the main issues report from 7 October to 18 November, 2011.

**The report recommended:-**

that the Authority:-

- (a) note the content of the report and approve the draft supplementary planning guidance (as detailed in Appendix 1 to the report) for consultation;
- (b) refer the report to the Nestrans Board for their consideration; and
- (c) agree to receive a further report in December 2011 detailing the responses received to the consultation and any proposed amendments to the supplementary guidance.

**The Authority resolved:-**

- (i) to thank the officers involved in preparing the draft supplementary planning guidance; and
- (ii) to approve the recommendations contained in the report.

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**STRATEGIC DEVELOPMENT PLANNING AUTHORITY - BUDGET MONITORING  
TO AUGUST 2011**

6. With reference to article 6 of the minute of meeting of the Authority of 10 June, 2011, the Authority had before it a report from the Treasurer which asked that the Authority note the budget monitoring and forecast position as at August, 2011.

**The Authority resolved:-**

to note the budget monitoring and forecast position for the Authority as at August, 2011 as detailed within the report.

**FUTURE MEETING ARRANGEMENTS**

7. The Authority noted that their next meeting would be held on Thursday, 15 December, 2011 at 2.00pm in Woodhill House, Aberdeen.

**PETER ARGYLE, Chairperson**