

[REDACTED]

From: Eric Owens
Sent: 08 March 2018 09:07
To: 'Robert Gray'
Cc: [REDACTED]; [REDACTED]; [REDACTED]; 'Stephen Archer'; [REDACTED];
Bernadette Marjoram; [REDACTED]; [REDACTED]
Subject: RE: Kingsford Stadium

Morning Robert,

Many thanks for the email and the useful update. I note the points raised.

As you mention, we are in the process of taking forward the determination of the application and this remains our priority at this time.

That said, I agree it would be very helpful to meet to discuss the approach going forward with respect to condition discharge. I note we now have a date agreed for 21st March which I understood was when we would meet to discuss and agree the approach to the conditions. We also agreed a meeting with the Chief Executives would happen thereafter. I am still comfort with this approach, unless you indicate that there is an urgent matter which requires an earlier meeting.

Kind regards,

Eric

Eric Owens
Head of Planning and Sustainable Development (Interim)

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From: [REDACTED] [mailto:[REDACTED]@aberdeenshire.gov.uk] **On Behalf Of** Robert Gray
Sent: 07 March 2018 16:34
To: Eric Owens
Cc: [REDACTED]; [REDACTED]; [REDACTED]; Stephen Archer
Subject: Kingsford Stadium

Eric

I met with [REDACTED], [REDACTED] and [REDACTED] today about the stadium application.

As you are aware the Scottish Ministers are not calling in the application and the next steps will presumably be for you to negotiate a Section 75 Agreement as agreed at Full Council and work with the applicant on complying with the conditions.

The applicant was in touch about how to deal with the conditions relating to a safe crossing of the A944 and a Controlled Parking Zone in Westhill. The applicant is open to new ways of dealing with the traffic issues, but we are not sure what form this might take at this stage. The contact was made before the Ministers' decision and it was not thought appropriate to enter into negotiations.

The view of the team dealing with these issues on the Aberdeenshire side is that we cannot see an acceptable practical alternative to a bridge over the A944. The previous drawings were of a not particularly attractive structure which was not considered to have a large enough capacity, did not comply with the Equalities Act and in crossing the Council boundary adds a significant procedural complexity. We await a new proposal from the applicant and there would appear to be no need for further action for either Council at this stage.

The Controlled Parking Zone (CPZ) appears not to be favoured by the applicant and they are already looking at alternative solutions. For example, a range of smaller car parks on roads leading to the stadium could be part of an alternative strategy alongside more on-site parking. Clearly this would not comply with proposed condition 5.

On-site parking remains a difficult issue as access and egress is only available on to the A944 and the rate of emptying the car park would lead to delays and frustration for users. This would probably lead to supporters seeking alternative parking. In effect it is not just parking standards which would lead to not increasing the on-site parking, it is also that, due to the lack of ability to vacate the site quickly, it is unlikely to solve the issue of supporters looking for alternative parking in residential streets. As I understand it a larger site car park has been discussed with the applicant and ruled out.

The issue of multiple smaller car parks on routes to the stadium has not, as far as I am aware, been raised before. It would also not comply with the condition, but there may be merit in exploring this option further. There could be legal and other difficulties in pursuing this approach, but until there is a proposal from the applicant it is difficult to assess.

As you are aware, a CPZ in Westhill would be expensive in terms of consultation, capital costs, maintenance and administration and would result in enforcement issues. It relies on Aberdeenshire Council promoting a traffic regulation order and consultation with the residents of Westhill and there is no guarantee that it will find support but we accept it may be preferable to not having a parking agreement regime in place.

I fully accept that this is a City application and your Service is in the lead, but it would be useful if we could have an agreed approach to the next steps with the applicant prior to meeting with the Chief Executives. The Aberdeenshire staff can be available for the rest of this week if you are free to meet.

Finally, I believe that residents are considering a Judicial Review and you might want to consider how this could affect you.

Regards

Robert

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