



APPENDIX 07

Stewart Davidson

From: Adam.Sime@aberdeenshire.gov.uk
Sent: 28 August 2012 13:05
To: Stewart Davidson
Subject: RE: Land Adjacent To Meadowlark Nursing Home Mannachie Road Forres, 12/01409/PPP

Follow Up Flag: Follow up
Flag Status: Red

Afternoon Stewart

In accordance with Moray's policy on developer contributions, this is a material consideration we cannot ignore altogether. I would ask if you could furnish me with any material relating to extraordinary development costs associated with this proposal as we must treat all applicants fairly and reasonably. On receipt of such information, I may be in a position to review the contributions and look to applying a fair and reasonable discount.

Regards

Adam Sime
Senior Planning Gain Officer
Legal and Governance
Aberdeenshire Council
c/o Area Office,
The Square, Banchory
AB31 5RW

Tel: 01330 826934
Blackberry: 07825907259
email: adam.sime@aberdeenshire.gov.uk

Aberdeenshire Council. Serving Aberdeenshire from mountain to sea - the very best of Scotland

From: "Stewart Davidson" <stewart@dbparchitects.co.uk>
To: <Adam.Sime@aberdeenshire.gov.uk>
Date: 23/08/2012 17:55
Subject: RE: Land Adjacent To Meadowlark Nursing Home Mannachie Road Forres, 12/01409/PPP

Adam,

Many thanks for your email dated the 17/08/2012 with your attachment. The memorandum has been copied to our clients.

My clients have requested that I provide a preliminary response on their behalf to the "Planning Gain" assessment.

The proposed development is located within the Grounds of the Meadowlark Care Home, and the proposal is a relatively small scale proposal. It is perceived the development will have little effect on the community. The reason for the scheme is to "free funds" to allow inward investment in the existing Care facility. As such any deduction by way of contribution has not been factored by the clients.

I note the methodology in arriving at the proposed level of contribution, and whilst the clients disagree with the principle of the contribution the method is clear from your report.

Given the scheme is under 10 Units we note no affordable or education contribution(s) are proposed which is positive.

Regarding the remaining community facilities which are listed as "costs" to our client should the application be successful.

Our clients wish to request that the figures be re-assessed to a lower level or indeed restricted to nil values if at all possible.

Any incumbence on "consent" will impact on the sell ability of the scheme.

This will have an impact on what is financially available for reinvestment in the Care Home.

That reinvestment will have a direct benefit to the local elderly community in Forres by way of improving the facilities within the Home itself.

The inward investment is an essential consideration we feel in allowing you to assess the overall viability of the scheme.

We would simply request that you consider this aspect of the proposal, and re-appraise your findings given the preliminary comments provided.

We are happy to enter dialogue on the subject with a view to reaching a resolution which is acceptable to both parties.

I look forward to receiving your response in due course.

Kind Regards,

Stewart

stewart@dbparchitects.co.uk

Stewart Davidson RIBA ARIAS
Davidson Baxter Partnership Limited

-----Original Message-----

From: Adam.Sime@aberdeenshire.gov.uk [mailto:Adam.Sime@aberdeenshire.gov.uk]

Sent: 17 August 2012 14:24

To: stewart@dbparchitects.co.uk

Subject: Land Adjacent To Meadowlark Nursing Home Mannachie Road Forres, 12/01409/PPP

Dear Sirs

Please find attached planning gain assessment for this application.

(See attached file: 12-01409-PPP 6 Units Meadowbank Nursing Home Mannachie Road Forres.doc)

Regards

Adam Sime
Senior Planning Gain Officer
Legal and Governance
Aberdeenshire Council
c/o Area Office,
The Square, Banchory
AB31 5RW

Tel: 01330 826934
Blackberry: 07825907259
email: adam.sime@aberdeenshire.gov.uk

Aberdeenshire Council. Serving Aberdeenshire from mountain to sea - the very best of Scotland This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council.
www.aberdeenshire.gov.uk