

ABERDEENSHIRE COUNCIL

SPECIAL MEETING OF GARIOCH AREA COMMITTEE

GORDON HOUSE, INVERURIE ON 3 SEPTEMBER 2019

Present: Councillors F Hood (Chair), D Aitchison, N Baillie, L Berry, M Ewenson, M Ford, V Harper, S Leslie, D Lonchay, R McKail, A McKelvie, G Reid, I Walker and J Whyte.

Apologies: Councillor H Smith

Officers: Margaret-Jane (Garioch Area Manager), Ann Overton (Senior Solicitor), Ailsa Anderson (Senior Policy Planner), Piers Blaxter (Planning Team Leader), Mairi Stewart (Planning Service Manager) Bruce Strachan (Senior Planner) and Alison Cumming (Garioch Area Committee Officer).

1. DECLARATION OF MEMBERS' INTERESTS

In accordance with the Councillors' Code of Conduct the following interests were declared:-

Item	Interest	
3	Councillor Aitchison indicated that he is a Board member of NESTRANS, but would continue to take part:	Continued to take part
3	Councillor Ford indicated that he was a substitute member of NESTRANS, but would continue to take part;	Continued to take part
3 (Hatton of Fintray settlement and Garioch Landward sites (Lamington Court))	Councillor Ford in relation to Hatton of Fintray settlement and Lamington Court (Garioch Landward sites) as these were discussed by Fintray Community Council of which his wife is a member, but he confirmed that she took no part in the meetings relating to the LDP and was not party to the comments from the Community Council and confirmed that he would continue to take part.	Continued to take part
3, Garioch Landward Sites (The Blairs)	Councillor Hood declared an interest as the owner of bid site GR026 and indicated that he would leave whilst that site was considered;	Left the Council Chamber for consideration of this site.
3. Kirkton of Skene settlement	Councillor Walker declared an interest in Kirkton of Skene settlement bid site GR116 – as her son lives opposite to this site.; and	Left the Council Chamber whilst the Kirkton of Skene sites were considered.
3. Inverurie and Port Elphinstone	Councillor Whyte declared that she had family connections to a bid site in Inverurie and would	Left the Council Chamber whilst

settlements	leave whilst the Inverurie bids were considered;	the Inverurie and Port Elphinstone sites were considered.
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2. RESOLUTION

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:-

1. to have due regard to the need to:-
 - (a) eliminate discrimination, harassment and victimisation;
 - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
 - (c) foster good relations between those who share a protected characteristic and persons who do not share it.
2. where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching its decision.

3. CIVIC GOVERNMENT (SCOTLAND) ACT 1982 APPLICATION FOR GRANT OF A PUBLIC ENTERTAINMENT LICENCE

This item was withdrawn by Officers prior to the start of the meeting.

4. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 – ANALYSIS OF RESPONSES TO THE MAIN ISSUES REPORT 2019.

A report by the Director of Infrastructure Services was circulated presenting to the Committee responses received to the Main Issues Report and Officer recommendations for consideration. The Committee was asked to provide recommendations to Infrastructure Services Committee for consideration.

Officers provided the Committee with an overview of the main issues, responses received and the Officer recommendations for each policy and settlement.

Issue 1 MIR Process and Other Issues

The Committee **agreed** that no actions were required.

Issue 2 Regional Issues Affecting Aberdeenshire

Councillor Ford, seconded by Councillor Harper, moved that the recommendation to Infrastructure Services Committee should be "Recognition of the climate emergency should be included within the wording and actions in the Plan."

As an amendment, Councillor Berry, seconded by Councillor Lonchay, moved that the recommendation be that no actions were required.

The Committee voted:-

- For the motion (6) Councillors Aitchison, Baillie, Ford, Harper, Reid and Walker

For the amendment (7) Councillors Hood, Berry, Ewenson, Lonchay, McKail, McKelvie and Whyte

Councillor Leslie was absent from the division.

Therefore, the amendment was carried and the Committee **agreed** that no actions were required.

Councillor Ford entered his dissent against the resolution adopted.

Issue 3 Use and Influences on the Local Development Plan

The Committee **agreed** that selective cross referencing should be added to the text of the Local Development Plan.

Issue 4 The Vision of the Local Development

Committee stressed the need for the Council geographical Area vision to be retained within the Plan.

Councillor Ford, seconded by Councillor Aitchison, moved that the Draft Proposed LDP Page 8 Paragraph 3, penultimate sentence should be amended to read “These policies recognise the need to balance the economy and development with the need to tackle the climate emergency and protect and improve the environment.”

As an amendment, Councillor Berry, seconded by Councillor McKelvie, moved that the wording be retained as proposed.

For the motion (6) Councillors Aitchison, Baillie, Ford, Harper, Reid and Walker

For the amendment (8) Councillors Hood, Berry, Ewenson, Leslie, Lonchay, McKail, McKelvie and Whyte

Therefore, the amendment was carried and the Committee **agreed**:-

1. that the Vision be reviewed for readability and consistency;
2. that a series of icons be developed to reflect the influence that policies have on achieving the Vision;
3. that the Vision be amended for the Plan section of the Draft Proposed LDP with an introductory paragraph;
4. that a reference be added to “natural spaces” in the last paragraph of the National Vision text;
5. that a reference be added to our unique built and natural heritage as a specific element to be taken from the Regional Vision;
6. that the bullet points on page 7 of the Draft Proposed LDP be reduced to the three provided by SNH:
 - Aberdeenshire is an area with a high quality of life and distinctive places, and where new developments are designed as effectively as possible to

- improve this and help deliver sustainable, low carbon places.
 - An area that promotes sustainable development that reduces the need to travel, reduces reliance on private cars and promotes safe and convenient active travel opportunities.
 - An area where natural and cultural heritage are protected and enhanced, and where we recognise the multiple benefits of local green spaces and networks as an integral component of successful placemaking.
7. that the introductory paragraph of the “outcomes” section of the Vision be redrafted
 8. that the statements for each administrative area to assist communities and Area Committee in using the Plan be retained (Main Issue 2).

Issue 5 Spatial Strategy

Committee stressed the need for the Council geographical Area vision to be retained within the Plan. It highlighted the need for the Plan to recognise the need for a sustainable transport option to serve the Aberdeen to Peterhead Strategic Growth Area. The Committee also requested that officers provide a timescale for the traffic assessments for Westhill as the lack of these was stifling the growth of Westhill.

The Committee **agreed**:-

1. that there were no arguments presented that suggest that the strategy being promoted was inappropriate;
2. that reference could be made to the paper for Issue 11 Housing Land, for arguments regarding the ability of the Plan to meet anticipated housing need in the future.
3. that it is maintained that in accordance with the Aberdeen City and Shire SDP sufficient additional housing land allocations have been identified in and across the area to augment the existing effective land supply, and that the Spatial Strategy represents a sound approach for the distribution of that development within Aberdeenshire.
4. that the following changes be made to the Spatial Strategy text of the Draft Proposed LDP:
 - a) amend text to improve understanding to lay-persons;
 - b) complete an Appendix for “Housing Land Allocations” for inclusion in the Proposed LDP; and
 - c) modify the conclusion of this section to ensure that proposals that contribute to national and international interests apply to all areas.
5. that the statements for each administrative area to assist communities and Area Committee in using the Plan be retained (Main Issue 2);
6. the Plan needs to recognise the need for a sustainable transport option to serve the Aberdeen to Peterhead Strategic Growth Area; and
7. to request that officers provide timescale for the traffic assessments for Westhill as the lack of these is stifling growth in Westhill.

Issue 6 Shaping Business Development

Members highlighted the text referring to Westhill not meeting the criteria for being a principal town centre and pointed out that as Westhill does have a public hall in its town centre, this reason is not factually correct. Members suggested that an appropriate reason would need to be found or the status changed for Westhill town centre.

Policy B1 Employment and Business Land and Policy B2 Town Centres and Office Development

The Committee **agreed**:-

1. that policies B1 and B2 be reversed to lead with Policy B2 Town Centres and Office Development. Rename Policy B2 to “B1 Town Centre Development”.
2. that policy B1.1 be amended to:-
 - a) remove the stipulation that a numerical figure is always appropriate and replace “10 Heavy Goods Vehicle movements per day” with “significant Heavy Goods Vehicle movements per day”
 - b) include an additional sentence to state “The actual scale of vehicle movements will vary with the type of development but 10 or more Heavy Goods Vehicle movements per day will usually be considered significant.”
3. that paragraph B1.3 should be deleted;
4. that a new paragraph be introduced in the Shaping Business Development section to allow for the development of small-scale business proposals in rural areas;
5. that Policy P4 Hazardous, Potentially Polluting Developments and Contaminated Land be reviewed to ensure that infill development cannot prejudice existing operations.
6. That Policy P6 be renamed “Community Facilities and Public Amenities” and redrafted to include reference to the scope to develop Use Classes 10 and 11 on other sites within a settlement in the interests of public amenity, should a town centre site not be available.
7. that the reason stated for Westhill not being classed as a principal town centre is factually incorrect. Westhill has a Public Hall in its Town Centre and therefore Officers should reconsider the reasons for rejection provided or change the status to reflect this.

Policy B3 Tourist Facilities

The Committee **agreed**:-

1. that additional text should be added to paragraph B3.1 to:-
 - a) make reference to the need for a justification for the long-term success of the business,

- b) clarify the terms under which high value tourist developments should be provided; and
 - c) the level of protection given to existing tourist sites
2. that additional text should be added to paragraph B2.2 to clarify that shops ancillary to tourist developments are acceptable.

Policy B4 Special Development Areas

The Committee **agreed** that the Regeneration Priority Area should be focussed on the four towns of Banff, Macduff, Fraserburgh and Peterhead, and the proposed Appendix "The Regeneration Priority Area" modified accordingly.

Issue 7 Shaping Development in the Countryside

Members highlighted the potential for equalities issues arising from the Retirement Succession policy and requested that Officers carefully consider the implications of this. Members also suggested that further flexibility might be appropriate within this policy to encourage people from non-agricultural backgrounds in to farming.

Members welcomed the proposed review of the greenbelt and highlighted the need to closely monitor Aberdeen City greenbelt policies and to give consideration to the introduction of greenbelt to the area between Inverurie and Kintore.

Policy R1 Special Rural Areas

The Committee **agreed**:-

1. that the policy be revised, as shown via the Draft Proposed LDP to better align policy provision with SPP and to account for recommendations below;
2. that minor changes be made to the green belt boundary to account for any new allocations arising from Settlement Issues and Actions papers, where required;
3. that a review of the green belt should be undertaken prior to 2022 to inform the midterm review of the LDP. That this review should:-
 - a) include full public engagement and consultation;
 - b) closely monitor the Aberdeen City green belt policies; and
 - c) to give consideration to the introduction of green belt to the area between Inverurie and Kintore
4. that a review of the coastal zone should be undertaken prior to 2022, with full public consultation, to inform the mid-term review of the LDP, following publication of a new SPP;
5. to include within relevant Settlement Statements under the 'Flood Risk' section text that indicates where a settlement is at low, or medium risk from coastal flooding;
6. to recommend that further flexibility might be appropriate within the Retirement Succession policy to encourage people from non-agricultural backgrounds in to farming;

7. to request that Officers to check the equalities situation regarding Retirement Succession policy with respect to the non-benefit to minor groups.

Policy R2 Housing and Employment Proposals Elsewhere in the Countryside

The Committee **agreed**:-

1. that the policy be revised as shown via the Draft Proposed LDP to better align policy provision with SPP, provide clarity and to account for recommendations below;
2. that the title of the policy be amended to read “Policy R2 Housing Proposals Elsewhere in the Countryside”;
3. that policy text related to employment proposals current within Policy R2 be moved to the Shaping Business Development section and include additional guidance within the new policy text;
4. that the Scottish Government’s Urban/Rural Classification be adopted to identify the accessible and remote areas in Aberdeenshire;
5. to the retention of a policy to allow “organic growth” of settlements but move to a criterion-based approach. This will have to be phrased in such a way as to be sufficiently strong to achieve the outcomes that are sought. This could require the following factors to be considered:
 - In all cases, careful consideration of layout, siting and design will be primary in determining whether the growth promoted is acceptable.
 - Policies addressing possible constraints on, and impacts arising from development will take precedence over organic growth, unless it can be demonstrated beyond all reasonable doubt that impacts and constraints to development can be overcome and/ or mitigated against.
 - Organic growth should be associated with a “settlement” (i.e. somewhere that is defined as a “settlement”) and has a recognised boundary/built up area, serves a residential function, features urban characteristics including street lighting and a reduced speed limit, has at least 15 residential address points and a facility as listed in the Rural Facilities Monitoring Report published by the Council’s Planning Information and Delivery Team.
 - Organic growth should focus on settlements with between 16 and, for example, 99 residential address points. A list of such settlements could be provided as Planning Advice with detail as to how they have come to be classed as a “settlement”. The upper figure of this envelope needs to be finalised.
 - In the accessible rural area only settlements without an opportunity site for housing should be considered appropriate for organic growth.
 - The capacity for organic growth during the Plan period should remain at 20% up to 10 homes and development should take place within 200m of the settlement boundary. The capacity for growth could be provided as part of Planning Advice on this policy.
Planning Advice should be prepared on this topic prior to adoption of the LDP 2021.
6. that the definition of “small-scale” development be reviewed and the term be included within the Glossary.

7. that text be introduced into the policy that:-
 - a) allows for the development of up to 7 homes on rural brownfield sites where this is appropriate;
 - b) states the development of 8 or more houses on a brownfield site should come forward via formal allocation as opportunity sites or otherwise would be treated as departures to the LDP. Such departures may only be supported if a full justification is provided or particular circumstances (such as significant landscape improvement) dictate;
 - c) makes clear that mixed-use proposals may be permitted on brownfield sites, where appropriate and the uses promoted are compliant with other relevant policies;
8. that the original definition of “brownfield land” in the current Plan be revert to as the revised definition of the Draft Proposed Local Development Plan is now too broad.

Policy R3 Minerals and Hill Tracks

The Committee **agreed**:-

1. that amendments should be made to the Draft Proposed LDP (paragraphs, R3.2, R3.3, R3.5 and R3.10) to add clarity as suggested amendments by respondents.
2. that the term “water body/bodies” should be included within the Glossary.

Issue 8 Shaping Homes and Housing

Councillor Ford, seconded by Councillor Reid, moved that the housing density applied to sites should be 25 homes per hectare.

As an amendment, Councillor Lonchay, seconded by Councillor Leslie, moved that the housing density applied to sites should be 22 homes per hectare.

The Committee voted:-

For the motion (10) Councillors Aitchison, Baillie, Berry, Ewenson, Ford, Harper, McKail, Mckelvie, Reid and Walker

For the amendment (4) Councillors Hood, Leslie, Lonchay and Whyte

Therefore the motion was carried and the Committee **agreed**:-

1. that in consideration of MIR Issue 10, the use of higher densities (25 homes per hectare) only for new and existing sites within the Aberdeen Housing Market Area without a current planning history should be adopted;
2. that the MIR Issue 11 preferred option be adopted to highlight the mismatch between identified need for affordable housing and our ability to deliver it, and our dependence on the housing industry to assist in filling this gap.
3. that Policy H2 Affordable Housing policy text be amended to:-

- a) highlight the level of affordable housing needed;
 - b) the scale of affordable housing contribution from market sites;
 - c) to encourage action from the development industry to address the affordable housing delivery issues; and
 - d) to ensure this policy does not preclude the development industry offering, when appropriate, a greater level of affordable housing than the 25% affordable housing benchmark.
4. that Policy H3 Special Needs Housing policy text be amended to provide clarity that this is not mainstream housing;
 5. that Policy H4 Residential Caravans policy text be amended to:-
 - a) provide greater clarity that it applies to residential caravan proposals as a form of permanent accommodation rather than tourist accommodation;
 - b) provide greater clarity in relation to definitions used in Policy H4,Definitions should be added to the glossary and appropriate cross referencing should be made to other relevant policies.
 6. that the terminology used in Policy H5 Gypsy/Travellers to describe permanent sites, transit sites and stopping places be updated;
 7. that the affordable housing numbers specified for individual sites in Settlement Statements be removed, where appropriate;
 8. that Policy text be introduced to seek encouragement for the delivery of self-build housing/serviced plots adjacent to settlements or within allocated sites;
 9. that the last sentence of H5.3 of Draft Proposed LDP be removed on the basis that the subject matter comes under Environmental Health, is not regulated under planning legislation and doesn't have a place in the Plan; and
 10. that the maximum numbers on allocated sites should also be included in the Plan to give certainty to communities.

Issue 9 Shaping Places

Members expressed concerns that developments were being built with garages that were not of an appropriate size to accommodate cars and suggested that this situation needed to be rectified through policy. Officers explained that a review of parking standards was due to be undertaken, but that linking the Policy to these standards would be the most appropriate way to manage this as it would allow the opportunity for review outwith the Plan. Members expressed concerns that developers were including areas within their open space calculations that did not meet the spirit of the policy. They stressed that open space should be open, safe, welcoming, distinctive, well connected and accessible and should not include areas of suds basis (which are generally fenced off) and banks around developments.

Members stressed the need for provision of community infrastructure to be required and of an appropriate scale to the development. They also highlighted the need for text to be clear so that there is no confusion between Officer use of the Plan and use by the public.

Policy P1 Layout, Siting and Design

The Committee **agreed**:-

1. that the Design Review Process be concluded before adopting the LDP and a new paragraph introduced. The Design Quality Audit will be published as planning advice;
2. that the proposed paragraphs P1.2 and P1.3 be included, but P1.2 (on requiring masterplans for the whole site) be switched with P1.3.;
3. that the proposed paragraph P1.2 (following switch mentioned above) be amended to read as follows:

“...We will support:

- new development on sites we have identified within the Settlement Statements in Appendix 10 as requiring a development framework or masterplan; OR
- major developments (more than 50 homes, or more than 2 hectares of employment, retail or mixed-use development)

if they keep to a previously agreed statement(s) on the proposed design for the site. Any previously agreed statement must have gone through a process that includes an appropriate level of public consultation...”;

4. that a footnote be inserted for the above paragraph stating: “For sites requiring a development framework or masterplan, they must be subject to public consultation and have been agreed by the Local Area Committee in advance of determining a planning application.”;
5. that the proposed paragraph P1.4 be incorporated, but amended to reflect that only certain developments will require to meet the prescribed level of public consultation;
6. that the amendments proposed in paragraph P1.5 be deleted, retaining the text in the adopted LDP 2017, “We will only approve development designs that demonstrate that they meet the six qualities of successful places, which are...”.
7. that “promote” be replaced with “require” in the last bullet point on well-connected places in paragraph P1.5;
8. that the amendments proposed in paragraphs P1.6 and 1.7 be replaced with, “Further guidance on how to meet these qualities are provided in Appendix X*, which applies to major developments or sites allocated in Appendix 10 as requiring a masterplan/framework, and Appendix Y*, which applies to single buildings and small-scale developments. The Planning Service may apply Appendix X* to other developments where they consider it appropriate.”;
9. that paragraph P1.8 be split in two so that biodiversity measures and waste are considered as separate paragraphs.
10. that two design Appendices be included for large and small-scale developments, which include references to blue-green infrastructure, provide examples on how homes can be adapted for future needs, and the Council’s parking standards;
11. that text be added to limit the lifespan of an agreed Masterplan to allow new policy

issues to be taken on-board as required. Add “Once agreed, a masterplan shall remain valid for a period 5 years, unless planning consent for the development has been granted and implemented”;

12. that additional text be added to Policy P1 to state: “The Masterplanning process is set out in Appendix X* and include an appendix on Masterplanning; and
13. that cross referencing to revised parking standards should be included to ensure appropriate sizing of garages; and a link to the parking standards on the website should be provided.

Policy P2 Open Space and Access in New Development

The Committee **agreed**:-

1. that text be amended to replace “green networks” with “blue-green networks”;
2. that at the end of the first sentence of paragraph P2.1, the following be added: “...the hierarchy and standards of open space are provided in Appendix X*”;
3. that paragraph P2.1, the start of the last sentence should be amended to, “The provision and types of open space should be considered early in the design process, and low maintenance community woodlands and community food growing areas, such as allotments, are encouraged.”;
4. that a new paragraph on temporary open space should be added;
5. public open space policy (P2) needs to be strengthened to ensure that open space within developments is truly open space. Consider use of wording “open space in developments should be safe, welcoming, distinctive, well connected and accessible.”;

Policy P3 Infill and Householder Developments within Settlements

Committee **agreed**:-

1. that the title of the policy be amended to “Infill Developments within Settlements and Householder Developments; and
2. that the last paragraph of Policy P3 2019 be amended to “...as outlined in Appendix X* Building Design Guidance...”.

Policy P4 Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land

The Committee **agreed**:-

1. that the first paragraph of Policy 4 be amended to state at the start: “We will refuse development, even infill development...” Also add “could cause significant pollution, create a significant nuisance (for example through impacts on air quality or noise)” and “This includes developments we are told by the Health and Safety Executive or Competent Authority to be near....”
2. that the second paragraph of Policy 4 have the following added: “...we will consult

with (HSE), the Competent Authority (in the case of Control of Major Accident Hazardous sites) and...”

3. that the final paragraph of Policy 4 be amended to read “air quality or noise levels may be required to provide an Air Quality Assessment or a Noise Impact Assessment, as well as”, and add a new final sentence, “Air Quality Assessments will be required where emissions (e.g. of ammonia/nitrogen) from source pose potential risk to designated sites and habitats.”
4. that the Settlement Statements, under Oil and Gas Pipelines, replace “Planning Advice for Developments near Hazardous Installations” with “the HSE Land Use Planning Methodology”.

Policy P5 Digital infrastructure

The Committee **agreed** at the end of the third paragraph,“; and a visual impact assessment (if relevant).” be added as per the Draft Proposed LDP.

Policy P6 Community Infrastructure

The Committee **agreed**:-

1. that the name of Policy P6 be revised to “Community Facilities and Public Amenities” and policy wording be redrafted to include reference to the scope to develop Use Classes 10 and 11 on other sites within a settlement in the interests of public amenity, should a town centre site not be available;
2. that the second sentence of Policy P6 be amended to read “Major footfall generating uses should be directed to town centres.”;
3. that the Policy P6 wording in the Draft Proposed LDP sentence 1 doesn’t go far enough. Community infrastructure needs to be “required”. Wording should be included to ensure that the provision of community infrastructure also needs to be of a suitable scale for the development. Cross referencing should also be used to clarify the broad definition.
4. The Policy P6 wording needs to be clear whether the Plan is being used by Officers to determine applications or by others to deliver development.

Glossary

1. Provide a definition for “Blue–Green Infrastructure” as: “Areas of blue infrastructure, such as sustainable drainage systems, swales, wetlands, rivers and canals and their banks, and other water courses and green infrastructure, including hedges, landscaping, green roofs, woodland and parks.”
2. Retitle the definition of Green Networks to “Blue-green network(s)” and amend to “Are formed by linking areas of blue-green infrastructure that together create an integrated and multi-functional blue-green network, which may then include access in appropriate areas.”
3. Amend the definition of open space, as proposed in the Draft Proposed LDP, but amend “green infrastructure” to “blue and green infrastructure”, **and** add a new last sentence, “Further guidance on how to consider blue and green infrastructure in the design stages of new development is provided in the Scottish Government’s Green

Infrastructure: Design and Placemaking.”

Issue 10 Natural Heritage and Landscape

The Committee **agreed** that the Chapter Introduction under “Natural Heritage and landscape”:-

1. be amended to include reference to the cumulative effects of incremental changes;
2. that the sentence in paragraph 3 “Research continues....and planning decisions have to take this uncertainty into account.” be deleted from the introductory text; and
3. that references to “Circular 3/2011” in the introductory text be amended to “Circular 1/2017” and updated across all other policies as required.

Policy E1 Natural Heritage

The Committee **agreed**:-

1. that the text within paragraphs E1.1 and E1.6 be amended to state “unacceptable adverse effect”;
2. that the text within paragraph E1.2 be amended to state that “In all cases, an appropriate assessment of the site is required, and suitable compensatory measures must be implemented”.
3. that the link provided in paragraph E1.7 be updated to <https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-species>

Policy E2 Landscape

The Committee **agreed**:-

1. that the link provided in paragraph E2.1 be updated to: <https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions>
2. that reference to Landscape and Visual Impact Assessment be included as a means of assessing landscape issues in paragraph E2.2; and
3. that the current Special Landscape Areas Supplementary Guidance be carried forward into the Proposed LDP as an Appendix.

Issue 11 The Historic Environment

The Committee **agreed** that the Chapter Introduction paragraph of the policy section be amended to better accord with the current policies of Historic Environment Scotland.

Policy HE1 Protecting Historic Buildings, Sites and Monuments and Policy HE2 Protecting Historic and Cultural Areas

The Committee **agreed**:-

1. that in Policy HE1 and Policy HE2 to introduce the need for a design statement to

support the development of historic buildings, sites and monuments, or development in conservation areas, designed landscapes or historic garden;

2. that headings be added to Policy HE1 and Policy HE2 to aid understanding by the reader;
3. that the following text be added under Policy HE1 “The demolition of a listed building will not be permitted unless the building is no longer of special interest, is incapable of repair or there are overriding environmental or economic reasons, and it must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use.”; and
4. that in the section headed “Scheduled Monuments and Archaeological Sites” clarification be provided that “Where preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development to satisfy Aberdeenshire Council that the impacts from development have been otherwise fully mitigated”.

Policy HE3 Helping to Reuse Listed Buildings at Risk

Members proposed changes to the text of HE3.

The Committee **agreed**:-

1. that the policy wording be amended to provide clarification on the location and extent of enabling development, including the need for an assessment to be undertaken by a professionally qualified commentator, such as a Chartered Surveyor or Registered Valuer;
2. that a number of additions to the Glossary be proposed including definitions of “Vernacular Building”, “Design Statement”, “Statement of Special Significance”, “Historic Landscape Management Plans” “Conservation Deficit” and “Enabling Development Appraisal”;
3. that “although” be changed to “if” in the second sentence in HE3.4 of the Draft Proposed LDP.
4. that the following 2 sentences be removed that start “Any enabling development should take place within the curtilage... could not take place on site.”; and
5. that the final sentence be strengthened further to ensure that enabling development is not sold on.

Issue 12 Protecting Resources

Policy PR1 Protecting Important Resources

The Committee **agreed**:-

1. that under PR1.1 the word “air” be amended to “air quality”;
2. that in the last sentence of PR1.1 “the value of the site to the local community” be deleted and the sentence reworded as follows: “In all cases development which impacts on any of these features will only be permitted

when public economic or social benefits clearly outweigh the negative effect on the protected resource, and there are no reasonable alternative sites.”;

3. that under ‘Air Quality’ the paragraph PR1.2 be revised to read as follows: "New developments should not have a significant adverse impact on air quality. An Air Quality Assessment may be required to demonstrate that the development has no significant adverse impact on air quality and that appropriate mitigation to minimise any adverse effects can be provided and is implemented upon.";
4. that under ‘Water Environment’ the paragraph PR1.3 be revised to include references to “botanical richness”, “physical enhancement of waterbodies”, and specify that construction work shall be undertaken in line with Construction Site Licensing Regulations;
5. that reference to buffer strips for ‘maintenance’ purposes in policies and in settlement statements be deleted, and the final sentence of paragraph PR1.3 be replaced with the following text: “Adequate buffer strips will be required adjacent to protect and enhance all waterbodies within or adjacent to development sites and these should be integrated positively into the green-blue infrastructure of the site and surrounding area.”;
6. that the Glossary definition for ‘Buffer strips’ be amended to include wording to describe these as areas of land to be retained in permanent vegetation;
7. that in paragraph PR1.4 delete “Ground Water dependent terrestrial ecosystems (GWDTE) which are types of wetlands” be deleted and replaced with “wetlands”;
8. that within the Glossary a new item for “Ground Water Dependent Terrestrial Ecosystem (GWDTE) - Wetlands critically dependent on groundwater” be included;
9. that within the Glossary a definition for “Waterbody and water environment” be included;
10. that under ‘Prime Agricultural Land’ the first sentence be amended by changing the first use of “as” to “is”;
11. that under ‘Open Space’ the term “green network” be amended to “green-blue network”, and a new sentence added stating: “All buffer strips will be regarded as open space in terms of being protected under this policy”.
12. that within the Glossary a revised definition be included for “Green-blue infrastructure” to replace “Green network”, based on wording provided by SEPA;
13. that within settlement statements any additional land to be protected for open space uses within and on the edge of settlements be identified, as a result of the current Open Space Audit.
14. That under ‘Trees and Woodland’ text within paragraph PR1.7 be amended to include “There is a presumption in favour of retaining woodland on development sites”;
15. that text within paragraph PR1.7 be amended to state: “the developer must submit an ecological survey and assessment by a suitably qualified professional of the biodiversity and amenity value of the woodland and habitat.”.

16. that text within paragraph PR1.8 be incorporated to state: "...and new planting should contribute to improving connectivity";
17. that text be added to paragraph PR1.8 to state: "Woodland management plans are required to be prepared for all new woodlands";
18. that a definition for 'Ancient Woodland' be included within the Glossary;
19. that under 'Peat and carbon rich soils' a weblink be included to the 2016 Carbon and Peatland map under Policy C3; and
20. that Class 1, 2 and 5 Carbon and Peatland classifications be included under 'Peat and carbon rich soils' include. (This also applies to Policy C3);

Policy PR2 Protecting important development sites

Members expressed concern about the proposal that all school sites were to be protected. They contended that there was no education or community advantage to this and that the protection was unnecessary. Therefore, the Committee did not agree with recommendation to as set down in the report.

The Committee **agreed**:-

1. that a new bullet point be inserted under paragraph PR2.1 for "cemeteries";
2. that all school sites that are located within settlements should not be designated as protected land as the protection is unnecessary and serves no practical purpose as open schools are protected by their use

Policy PR3 Waste Facilities

The Committee **agreed** that the title of Policy PR3 should be changed to reflect that the majority of waste should not be waste. Suggest changing the title to "Reuse, Recycling and Waste."

Issue 13 Climate Change

Policy C1 and Use of Sustainability Standards

Councillor Ford, seconded by Councillor Berry, moved that the proposals to aim to achieve a Platinum sustainability label under section 7 of the Building Standards technical handbook should be retained.

As an amendment, Councillor Whyte, seconded by Councillor Lonchay, moved that the second sentence making reference to the aim to achieve a Platinum sustainability label under section 7 of the Building Standards technical handbook should be removed.

The Committee voted:-

- | | | |
|-------------------|-----|---|
| For the motion | (8) | Councillors Aitchison, Baillie, Berry, Ford, Harper, McKail, Reid and Walker. |
| For the amendment | (5) | Councillors Hood, Ewenson, Lonchay, McKelvie and Whyte |

Councillor Leslie declined to vote.

Therefore the motion was carried and the Committee **agreed:-**

1. that the second sentence in C1.1 of the Draft Proposed LDP “Proposals should aim to achieve a Platinum sustainability label under section 7 of the Building Standards technical handbook” should be retained;
2. that the first sentence in C1.1 of the Draft Proposed LDP should be amended to “All developments must be designed to minimise additional carbon dioxide emissions.”; and
3. to request that Officers check whether District Heating systems are required through legislation

Policy C2 Renewable Energy

Committee noted that there was no policy position for solar panel application that fell under 50kW and suggested this be included if these were not subject to permitted development rights.

The Committee **agreed:-**

1. that specific cross reference be introduced to Rural Development, Natural Heritage and Landscape The Historic Environment and Protecting resources chapters of the Proposed LDP.;
2. that new text to the Proposed LDP be introduced to reflect repowering proposals, including the preference for re-use of existing bases.;
3. that the references to siting and design be enhanced as a clear consideration in the development of solar panels;
4. that a revised section on on-farm biomass energy generation be introduced as paragraph C2.7; and
5. that statements be reintroduced on the use of conditions, bonds or other legal instruments used to remove visible elements of renewable energy generation; and
6. that applications in respect of solar panels less than 50kW should also have policy consideration if not considered permitted development.

Policy C3 Carbon Sinks and Stores

The Committee **agreed:-**

1. that amendments shown in the Draft Proposed LDP should be taken forward to the Proposed LDP.; and
2. that no further Actions are required.

Policy C4 Flooding

The Committee **agreed:-**

1. that the amendments shown in the Draft Proposed LDP should be taken forward to the Proposed LDP;
2. that Freeboard should be defined in the glossary as: "The allowance made for natural variations in flood levels. A factor of safety in flood protection design (usually expressed as height above flood level), which allows for factors related to the uncertainty in estimating flood risk (e.g. wave action, settlement, morphological changes)."; and
3. that no further Actions are required.

Issue 14 Responsibilities of Developers

Members stressed the need for the provision of electric car charging points being encouraged through parking standards.

The Committee **agreed**:-

1. that the policy obligation for fuelling low carbon vehicles should be advisory and refer to other regulations, particularly parking standards, to achieve the change required. The text in the Draft Proposed LDP should be modified to make provision "voluntary" at this time. Electric Vehicle Charging should be encouraged for major leisure and retail uses by changes to the proposed Local Development Plan Text.
2. that where appropriate "Hydrogen Fuel Stations" will be referred to in the Proposed LDP.
3. that text be added to paragraph RD1.7 to draw the distinction between Roads Construction Consent and a Transport Assessment;
4. that references be added to "Sewers for Scotland", the CIRA SuDS manual and the CAR regulations in Policy RD1.9;
5. that a DPMTAG will be published with the Proposed LDP;
6. that references to the Strategic Transport Fund will be removed from the Proposed LDP; and
7. that paragraph P1.8 be augmented to include, "In very rare circumstances, when it is not practical to meet biodiversity net gain within a development site, we may require off-site contributions towards biodiversity enhancement within the settlement.

Issue 15 Issues Not Considered in the Main Issues Report

The Committee **agreed**:-

1. that the Shaping Places Policy P1 "Layout Siting and Design" should indicate that strategic landscaping should not substitute for good design and emphasise the need for good design in all developments.
2. that the Shaping Development in the Countryside Policy R1 Special Rural Area should be modified to specifically prohibit recreational huts within Aberdeenshire.

3. that text be added to Policy PR1 Protecting Important Resources, paragraph PR1.7 to make reference to the Scottish Government Policy “Control of Woodland Removal Policy”.
4. that Planning Advice No.5 2015 be reviewed prior to adoption of the LDP 2021 to ensure no prejudice towards Swifts.

Settlements

Issue 95 Auchleven

The Committee **agreed**:-

1. that the Vision be amended to reflect community concerns regarding flooding raised during pre-Main Issues Report consultation.
2. that the text of sites P1 and P2 be amended to improve accuracy.
3. that text be added under ‘Strategic drainage and water supply’ to reflect the current position with regard to waste water drainage.
4. that land be allocated at Auchleven Croft and land adjacent to Premnay School for 5 and 9 homes respectively as opportunity sites in the Proposed LDP.

Issue 96 Blackburn

The Committee **agreed**:-

1. that the Vision be amended to reflect that a replacement primary school has been delivered.
2. that the existing P5 site be removed as it is no longer required.
3. that the area of ancient woodland to the north of GR08 7be identified as protected land.
4. that the existing R1 be reallocated as protected land.
5. that the following text be added to the Settlement Statement, “Blackburn lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.
6. that text should be amended under ‘Strategic drainage and water supply’ to reflect the current position with regard to waste water drainage.
7. to Allocate bid GR087 for 240 homes adding text to the allocation summary to reflect comments from SNH, SEPA and Scottish Water. Text should also be added to recognise that development should consider the potential for impact on listed buildings situated to the north of the site. Provision for possible future expansion to the north west should be incorporated into the layout, siting and design of the site.

Issue 97 Chapel of Garioch

The Committee **agreed**:-

1. that within the Vision, a statement be included recognising that creating a safe route to school is an aspiration of the community but that ways to deliver this are currently limited.
2. that text be added under 'Strategic drainage and water supply' to reflect the need for early engagement be undertaken with SEPA.
3. that existing site OP2 (bid GR130) be removed and the settlement boundary amended accordingly.

Issue 98 Cluny and Sauchen

The Committee **agreed:-**

1. that within the "Vision" recognition be included that the presence of prime agricultural land and flood risk constrains future development opportunities and that the lack of community facilities or a meeting space within Sauchen is an issue for the local community.
2. that text under 'Strategic drainage and water supply' be amended to reflect the current position.
3. that the existing P2 designation be reallocated to be reserved land for development of a community hub. Until this is developed the site should be maintained as open space.
4. that the Cluny Burn be protected as forming part of the green/blue network in the Settlement Statement map.
5. that the site boundary of OP1 be amended to exclude the area now built out and add wording to the allocation summary to require a Drainage Impact Assessment to be undertaken.
6. that site OP2 be removed as it is now built out.

Issue 99 Dunecht

The Committee **agreed:-**

1. that the following text be added to the Settlement Statement: "Dunecht lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
2. that the existing OP1 site be retained with increased capacity from 24 to 33 homes to reflect planning permission subject to APP/2018/2430. The allocation summary should recognise that the site is under construction.

Issue 100 Durno

The Committee **agreed:-**

1. that Minor amendments should be made to the settlement Vision to improve readability.

2. that the settlement boundary be amended to exclude 3 homes (Woodlands, Craighead and Birchfield) to the south west on the basis that these properties are unrelated and detached from the settlement core.

Issue 101 Echt

The Committee **agreed**:-

1. that statement be included within the Vision to reflect community aspiration for additional car parking provision to be provided within the settlement.
2. that text should be amended under 'Strategic drainage and water supply' to reflect the current position with regard to waste water drainage.
3. that site OP1 be removed as it is now built out.
4. that part of bid GR092 be allocated for 25 homes.
5. that the part of bid GR092 at risk from flooding be designated as protected land. This area should form part of the open space and biodiversity contribution from wider development of the GR092 site, and form part of the green network.

Issue 102 Hatton of Fintray

As indicated in section 1 of the minute, Councillor Ford declared a non-interest and continued to take part in the discussion relating to this settlement.

Members highlighted the local concerns about the scale of the development proposed at Hatton of Fintray given the revised density proposed, but welcomed the proposals to reduce the allocated site in half to limit the number of homes to 16.

The Committee **agreed**:-

1. that minor changes should be made to the settlement Vision to reflect community comments raised during pre-Main Issues Report consultation and correct inaccuracies.
2. that text be added under 'Strategic drainage and water supply' to state that there is limited capacity at Hatton of Fintray septic tank. A growth project will be initiated once development meets Scottish Water's criteria.
3. that only the southern portion of the existing OP1 (bid GR044) allocation should be retained within the Proposed Local Development Plan for 16 homes and the settlement boundary amended accordingly.
4. that text should be added to the development brief for OP1 to emphasise the need for new green infrastructure to be integrated with existing woodland areas and to identify locations for active travel routes to the primary school and more widely within settlement. An FRA may be required. A buffer strip will be required adjacent to the watercourse on the western boundary which should be integrated positively into the development. The buffer strip will need to allow sufficient space for restoration of the straightened watercourse. Enhancement of these through re-naturalisation and removal of any redundant features will be required to be investigated.

Issue 103 Insch

The Committee **agreed**:-

1. that the Vision be amended to state that, "Given the recent, substantial development that has taken place in Insch, and in order to allow the village to consolidate and respond to the greater demands on its services and infrastructure, no new land allocations for development have been made in this Plan period." Minor amendments should also be made to reflect community comments raised during pre-Main Issues Report consultation.
2. that text be removed from the Vision regarding identifying a site for a new Household Waste Recycling Centre in Insch.
3. that the following text be added to Settlement Statement "Insch lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
4. that the existing OP2 site be removed.
5. that text be added to the allocation summary for existing OP4 site to require a buffer strip to the watercourse on the western boundary of the site.

Issue 104 Inverurie and Port Elphinstone

As indicated in section 1 of the minute, Councillor Whyte declared an interest and left the Council Chamber whilst all matters relating to Inverurie and Port Elphinstone were discussed.

Officers indicated that a further recommendation should be applied to protect the land for the extension of Ury Riverside Park. Officers also explained that the vision was subject to change as a piece of work was being undertaken with the Community Council to ensure that it was as relevant to community aspirations as possible.

While acknowledging the work ongoing with the Community Council, Members expressed concerns about the proposals to remove references in the vision to congestion in the town centre and the grade separated junction at Crichtie. Members indicated that progress had been made regarding the release of the site at the railway station for the development of a transport interchange. They therefore sought retention of part of the OP2 site for this use.

Members were keen to see the retention of the OP12 site as it formed part of the overall business development at Thainstone.

Members highlighted that there had previously been an indication within the Local Development Plan that there would be a gypsy/traveller halting site provided in the Thainstone area. They pointed out that not having a specific site, made this difficult to achieve and requested that a suitable site for a gypsy/traveller site in the Port Elphinstone/Crichtie/Papermill vicinity should be identified in the Proposed LDP. In absence of a specific site this should be identified as an aspiration in the Vision statement.

The Committee **agreed**:-

1. that the Vision statement be reviewed to account for comments received to the MIR and to reflect further engagement undertaken with the Inverurie Community Council, but that the vision statement should retain references to traffic congestion and the

provision of a grade separated junction on the A96.

2. that text be added to the Vision to recognise that Inverurie and Port Elphinstone is defined as an Integrated Travel Town by the Local Transport Strategy and that an active cycle route has been provided between Aberdeen and Inverurie.
3. that the area of protected land known as P15 be removed as this land is no longer required and the settlement boundary amended accordingly.
4. that the area of reserved land known as R1 be removed as use has been delivered.
5. that the reserved land status of the Uryside Riverside Park (R2) be amended to protected land.
6. that the following text be added to Settlement Statement "Parts of Inverurie and Port Elphinstone are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
7. that text be added to require an FRA for existing sites OP3 and OP9 should planning permission subject to these sites lapse.
8. that the text under 'Strategic drainage and water supply' be amended to reflect the current position with regard to waste water drainage.
9. that site OP5 be removed as it is now built out.
10. that the capacity of site OP14 be increased to 54 homes.
11. that existing opportunity sites be rationalised to reflect the current position (e.g. align site allocations and boundaries with relevant planning permissions) and consolidate sites where appropriate.
12. that the Former Hatchery be allocated as an opportunity site for 64 homes
13. that bid GR084 be allocated as an opportunity site for 50 homes (supported accommodation). The allocation summary should highlight that the site lies adjacent to activities that are regulated by SEPA under a Waste Management License, Pollution Prevention and Control (PPC) Permit or Controlled Activities (CAR) Licence and there may be co-location issues that may need to be taken into account. Early discussions should take place with Environmental Health to ensure compatibility.
14. that bids GR139 and GR140 be allocated as a single opportunity site for 130 homes. Requirement for a landscape buffer along the western boundary should be stated in the allocation summary.
15. that bid GR142 be allocated as an opportunity site for 50 homes and 2 hectares of employment land. The allocation summary for the site should include a statement emphasising that woodland, and in particular any mature trees within the developable area should be retained as far as possible and incorporated positively into the development, forming part of the open space requirements from the site.
16. that the trees along the boundary of bid GR142 should be identified as protected land.

17. that part of the OP2 site (the Inverurie Freight Yard) be designated as Reserved Land in the Proposed LDP for development of a transport interchange.;
18. that a suitable site for a gypsy/traveller site in the Port Elphinstone/Crichie/Paper Mill vicinity should be identified in the Proposed LDP. In absence of a specific site this should be identified as an aspiration in the Vision statement; and
19. that land identified as an extension to Ury Riverside Park be reserved for this use.

Issue 105 Keithhall

The Committee **agreed**:-

1. that the following text be removed from the Vision, “whilst the grounds of Keithhall Estate were landscaped by Capability Brown in the 18th Century”.
2. that the following text be added to the Settlement Statement “Parts of Keithhall are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.
3. that the text under 'Strategic drainage and water supply' be amended to state that the septic tank is at capacity and that a growth project will be initiated once development meets Scottish Water's criteria.
4. that the existing OP1 allocation be retained with increased site capacity of 36 homes. Text should be added to the allocation summary to state that the layout of the site should allow for longer term expansion of the settlement to the east of the allocation in a future Plan period. An FRA may be required and a buffer strip will be required adjacent to the watercourse on the southern boundary.

Issue 106 Kemnay

Officers highlighted the piece of work that was done with Kemnay Academy to involve them in the process and feedback to them. Members welcomed this work and thanked Officers for listening to the community

The Committee **agreed**:-

1. that text be added to the Vision to reflect the need to preserve and where possible enhance the town centre, particularly supporting opportunities for retail uses and that BUS sites should promote the start-up of small and medium sized enterprises. The Vision should also be amended to reflect a desire for development of bungalows, allotments, cycle routes and aspiration for a Scout/ Guide Hut to be developed. Text should also be added to recognise flood risk as a particular concern for the local community. Some of these issues have already been identified in the settlement vision from the Draft Proposed LDP.
2. that the following text be added to the Settlement Statement “Parts of Kemnay are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.
3. that R1 be removed as this site is no longer required.

4. that the P2 site be extended to the north east to include the cairn and path network at the Place of Origin.
5. that the Kemnay Community Garden be designated as protected land.
6. that a new protected site be introduced into the Proposed LDP for the area north of McCombie Crescent as an amenity for the town.
7. that OP1 be removed as it is now built out.
8. that site OP2 be retained for 20 homes.
9. that part of bid GR147 be reserved for future expansion of the community garden.
10. that the extent of the brownfield element of bid GR147 be identified as a BUS (Safeguarded for Business Uses) site.

Issue 107 Kingseat

Members suggested wording changes to the text relating to the former hospital building to ensure that they be retained and redeveloped. They noted the proposed change to the settlement boundary, but expressed concerns that it would result the site with the large buildings could be the subject of housing development in the future as a brownfield site. They indicated a wish to resist this and retain the site as business use.

The Committee **agreed**:-

1. that text be added to the Vision to state that opportunities for redeveloping the former Kingseat Hospital buildings should be promoted.
2. that a BUS (Safeguarded for Business Uses) designation be introduced on the Kingseat Business Park.
3. that text be added under 'Strategic drainage and water supply' to reflect the current position with regard to waste water drainage.
4. that the remaining undeveloped parts of the former Kingseat Hospital be allocated as an opportunity site for housing.
5. that a protected land designation be introduced to land south of King Malcolm Drive to protect the play park.
6. that the settlement boundary be extended to the north to include Kingseat Farm, Kingseat Farm Cottages, Wood Cottages and warehouses, but that the area of land with the warehouses be given a business designation;
7. that in the Draft Proposed LDP under site OP1 text remove "where possible". The sentence should read "The remaining undeveloped former hospital buildings should be retained and converted to residential use."

Issue 108 Kinmuck

The Chair indicated that a request to speak had been received in respect of site GR118. The Committee **agreed** to hear from the party concerned and Scott Leitch, agent, explained the reasoning why the site would be an appropriate addition to the Plan.

Councillor Ford, seconded by Councillor Ewenson, moved that the officer recommendations be agreed without the inclusion of site GR118.

As an amendment, Councillor Lonchay, seconded by Councillor Berry, moved that as the site would result in self build opportunities site GR118 was an appropriate addition to the Plan.

The Committee voted:-

For the motion (9) Councillors Aitchison, Baillie, Ewenson, Ford, Harper, McKail, McKelvie, Walker and Whyte.

For the amendment (4) Councillors Hood, Berry, Leslie and Lonchay

Councillor Reid was absent from the division.

Therefore the motion was carried and the Committee **agreed**:-

1. that the Vision be modified within the Settlement Statement to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council.
2. that text be added under Strategic drainage and water supply to state that no public waste water infrastructure is available in Kinmuck.
3. that site OP1 be removed as it is now built out. Open space associated with this site should be identified as protected land in the Proposed LDP.

Issue 109 Kintore

Members highlighted the community strength of feeling around Tuach Hill and the need to sensitively word the text relating to this area. They suggested that given its location close to the new station that the BUS2 site would benefit from the inclusion of a retail element and they expressed concern about the potential for more than 1,300 houses being developed in Kintore through the Plan period. However, they acknowledged the existing planning permissions in place and the reasons why this had to be the case. Councillors stressed the lack of community facilities that had been realised alongside development in the past and stressed the need to ensure that the community facilities including the neighbourhood centre being developed first.

The Committee **agreed**:-

1. that the Vision should be reworded in a non-prejudicial and sensitive way reflecting the importance of Tuach Hill for the community and to minimise impact on the Hill and to ensure that access and amenity is retained and enhanced in the community interest.
2. that part C of bid GR078 be protected to preserve the former Aberdeenshire Canal found at that location and protect the area of land to the east of site OP1 that includes acid grassland, fen and woodland.
3. that the following text be added to the Settlement Statement "Parts of Kintore are in an area potentially vulnerable to flood risk as identified by the National Flood Risk

Assessment. Flood Risk Assessments may be required”.

4. that the text under, 'Strategic drainage and water supply' be amended to reflect the current position with regard to wastewater.
5. that the possible road associated with site OP1 be shown, indicatively on the Settlement Statement map as running through site P1.
6. that the allocation for site OP1 be amended to 1000 homes and amend the site boundary for site OP1 to reflect the agreed Development Framework, Masterplan and PPP. For clarity, opportunity site status should be given to the area earmarked for commercial and community uses. Text linking all relevant sites forming part of the Kintore East development should be provided in the allocation summary.
7. that text be added to the allocation summary for site OP2 to require a buffer strip to be provided.
8. that sites OP3 and OP4 be removed as they are now built out.
9. that site OP5 be retained, but the reference removed to the possible development of a supermarket.
10. that the settlement boundary be extended to include the area proposed by bid GR052 and give protected land status to the extent of the undeveloped area and the football pitch and extent BUS4 to include the existing business premises.
11. that the BUS2 site be reallocated as a mixed use opportunity site including retail, employment use and 32 homes. The allocation summary should state that an FRA may be required and a buffer strip will be required.
12. that GR077 be allocated as a standalone opportunity site for employment uses. The allocation summary should state that an FRA may be required and a buffer strip will be required. Active travel routes should also be promoted, particularly to the railway station.
13. that site GR126 be allocated for 24 affordable homes to follow completion of a town park.
14. That on site GR078b the requirement for community facilities including the community neighbourhood centre to be developed first is incorporated within the allocation summary.

Issue 110 Kirkton of Skene

As indicated in section 1 of the minute, Councillor Walker declared an interest and left the Council Chamber whilst this settlement was discussed.

The Committee **agreed that** text be added to the Vision to acknowledge that car parking provision associated with the church requires to be addressed, but note that options to deliver this community aspiration poses a challenge due to limited site options.

Issue 111 Lyne of Skene

The Committee **agreed** that the following text be added to the Settlement Statement “Parts of Lyne of Skene are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.

Issue 112 Meikle Wartle

The Committee **agreed**:-

1. that text be included within the Vision acknowledging that creation of a safe route to school is a community aspiration, but also note that delivery may be challenging due to the distance from the settlement to the primary school.
2. that bid GR112 be allocated for 12 homes and include a requirement within the allocation summary for car parking provision to be provided in order to serve the village hall.

Issue 113 Midmar

The Committee **agreed**:-

1. That within the Vision, a statement be included recognising that housing development should reflect the character of the settlement, particularly in terms of scale and density of development.
2. that text should be added under 'Strategic drainage and water supply' to reflect the current position with regard to waste water drainage.
3. that the existing P4 designation be removed and bid GR074 allocated in the Proposed Local Development Plan for 12 homes.
4. that the settlement boundary be extended to include the overflow carpark adjacent to the hall.

Issue 114 Millbank

The Committee **agreed**:-

1. that the text under 'Strategic drainage and water supply' be amended to state that the Anvil Terrace septic tank is at capacity.
2. that the two areas currently allocated as part of OP1 to the north of the A944 and east of the B933 be removed, and the extent of bid GR146 required to accommodate 30 homes and 270m² employment land be allocated. The settlement boundary should be amended accordingly.
3. that text be added to the allocation summary for bid GR146 to require that a buffer strip be provided along the watercourse adjacent to the south eastern corner of the site. Text should also be added to note the proximity of the C-listed buildings and the need to develop the site with sympathy for this designation.

Issue 115 Newmachar

The Committee **agreed:-**

1. that text under, 'Strategic drainage and water supply' be amended to reflect the current position.
2. that text be added to the allocation summary for OP1 to state that a revised FRA would be required along with review of buffer strip provision should any new Masterplan or planning application come forward for the site.
3. that the site boundary of OP2 be amended to exclude the area now built out and allocate remaining part for 95 homes.
4. that the settlement boundary be amended to show the extent of bid GR008 with the area to the south west to be protected as open space.
5. that site OP3 be extended for employment uses.

Issue 116 Old Rayne

The Committee **agreed:-**

1. that site OP1 be removed on the basis of non-delivery.
2. that bid GR067 be allocated for 10 homes.

Issue 117 Oyne

The Committee **agreed:-**

1. that within the Vision, a statement be included recognising that development proposals that could lead to ribbon development and unsustainable patterns of development should be avoided in order to conserve the character of the village.
2. that text be added under 'Strategic drainage and water supply' to state that there is limited capacity at Oyne septic tank. A growth project will be initiated once development meets Scottish Water's criteria.

Issue 118 Westhill

The Committee **agreed:-**

1. that the Vision be amended to reflect community concerns raised during pre-Main Issues Report consultation.
2. that the Vision be amended to recognise existing, and emerging, industries that are attracted to Westhill as an established employment hub.
3. that text be added to the Vision to state that, "there is a need for sheltered and accessible housing, affordable housing and opportunities for downsizing in Westhill".
4. that the following text be added to the Settlement Statement "Parts of Westhill are in an area potentially vulnerable to flood risk as identified by the National Flood

Risk Assessment. Flood Risk Assessments may be required”.

5. that bid GR125 be allocated for affordable housing. The BUS (Safeguarded for Business Uses) boundary should be amended accordingly.
6. that the existing R1 site be removed and the settlement boundary amended accordingly.
7. that land at Burnland be allocated as an opportunity site in the Proposed LDP for 38 homes.

Issue 119 Whiteford

The Committee **agreed** that no Action is required.

Issue 120 Garioch Landward

As indicated under section 1 of the minute, Councillor Hood declared an interest with respect to a site in The Blairs and left the Council Chamber whilst this site was considered. Councillor Lonchay took the Chair for this site. Councillor Ford declared a non-interest and continued to take part in the discussion relating to Lamington Court sites.

The Chair indicated that a request to speak had been received in relation to the Goval sites. The Committee agreed to hear from the party and John McIntosh, the site owner provided the Committee with information about why the site would be an appropriate addition to the Plan.

The Committee **agreed:-**

1. that a Settlement Statement for “Garlogie” be included in the Proposed LDP. The Settlement Statement should emphasise the importance of the Garlogie Conservation Area and protect areas of open space. No opportunity sites should be identified.
2. to request that Officers refer the ancient well at Kirkton of Rayne to the Archaeology Service.