

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARN'S AREA COMMITTEE

WOODHILL HOUSE, WESTBURN ROAD, ABERDEEN, 20 - 21 AUGUST 2019

Present: W Agnew (Chair), I Mollison (Vice-Chair), G Carr, S Dickinson, A Evison, Provost W Howatson, J Hutchison, C Pike, D Robertson, S Wallace, L Wilson.

Apology: A Bews

Officers: Bruce Stewart (Acting Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Peter Robertson (Senior Solicitor present on 20 August) Ruth O'Hare (Senior Solicitor present on 21 August) Mairi Stewart (Planning Service Manager), Piers Blaxter (Team Leader), Alison Hogge (Policy Planner), and Ailsa Anderson (Senior Policy Planner).

1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct and the following declarations were intimated:-

Councillor Mollison: Issue Number 140, Marywell, knew the applicant, having applied the objective test would withdraw and not take part in the decision or discussion of issue number 140, Marywell.

Councillor Carr: being related to a bid site owner, having applied the objective test would withdraw and not take part in the decision or discussion Luthermuir.

2A. STATEMENT ON EQUALITIES

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.

3. 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, these are in italics below.

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

001 – MIR PROCESS AND OTHER ISSUES

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

002 – REGIONAL ISSUES AFFECTING ABERDEENSHIRE

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

003 – 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.

004 – THE VISION OF THE LOCAL DEVELOPMENT PLAN

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, and added a further recommendation
 8. *that reference should be made to the National Performance Framework to link the National, Regional and Local vision.*

005 – THE SPATIAL STRATEGY

The Committee **agreed**:

That the following changes be made to the Spatial Strategy text of the Draft Proposed LDP:

1. Amend text to improve understanding to lay-persons,
2. Complete an Appendix for “Housing Land Allocations” for inclusion in the Proposed LDP, and
3. Modify the conclusion of this section to ensure that proposals that contribute to national and international interests apply to all areas.

006 – SHAPING BUSINESS DEVELOPMENT

The Committee **agreed**:

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; and a further recommendation
7. *That consideration should be given to the potential for conflict between Policy B2 and the Council’s Education Policy in respect to provision for pre-school education.*

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.

007 – SHAPING DEVELOPMENT IN THE COUNTRYSIDE

Members raised concerns about adopting a criteria based approach for organic growth and that this would require to be monitored closely.

The Committee **agreed**:

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 mid-term review of the LDP. That this review should include full public engagement and consultation;
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;

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. 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, and
2. The term “water body/bodies” should be included within the Glossary.

008 – SHAPING HOMES AND HOUSING

The Committee **agreed**:

1. 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,

2. 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.
3. that Policy H3 Special Needs Housing policy text be amended to provide clarity that this is not mainstream housing,
4. that Policy H4 Residential Caravans policy text be amended to provide greater clarity that it applies to residential caravan proposals as a form of permanent accommodation rather than tourist accommodation,
5. that the terminology used in Policy H5 Gypsy/Travellers to describe permanent sites, transit sites and stopping places be updated,
6. that the affordable housing numbers specified for individual sites in Settlement Statements be removed, where appropriate, and make further recommendations as outlined below;
7. *Policy H5 - Gypsy/Travellers, to remove the sentence in H 5.2, "In either case, the applicant must demonstrate that the site would not appreciably detract from the character, appearance or amenity of the area, and"*
8. *Policy wording included in the Draft Proposed LDP under paragraph H3.2 on permitting special needs housing on the edge of the settlements should be strengthened to state that in most cases these houses should be located in the Town Centres but if not would be acceptable on the edge of the settlement as an exceptional circumstance, and*
9. *that in consideration of MIR Issue 10, adopt as a preferred option the use of lower densities (22 houses per hectare) only for new and existing sites within the Aberdeen Housing Market Area without a current planning history.*

009 – SHAPING PLACES

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”; and
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;

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.”; and
4. that a new paragraph on temporary open space should be added.

Policy P3 Infill and Householder Developments within Settlements

The 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; and
2. that the second sentence of Policy P6 be amended to read “Major footfall generating uses should be directed to town centres.”.

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.”, and
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.”

010 NATURAL HERITAGE AND LANDSCAPE

Chapter Introduction

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.

011 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

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; and
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";

012 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

The Committee **agreed:-**

1. that a new bullet point be inserted under paragraph PR2.1 for “cemeteries”, and
2. that all school sites that are located within settlements be designated as protected land “For education and community uses associated with the [primary/secondary] school, and to conserve recreational open space”.

013 CLIMATE CHANGE

Policy C1 and Use of Sustainability Standards

The Committee **agreed:-**

1. that the second sentence of paragraph C1.1 of the Draft Proposed Plan “Proposals should aim to achieve a Platinum sustainability label under section 7 of the Building Standards technical handbook” should be removed, and
2. that other modifications may also be required to this policy text.

Policy C2 Renewable Energy

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.

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.

014 RESPONSIBILITIES OF DEVELOPERS

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 DPMTA 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.

015 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

121. ARBUTHNOTT

The Committee **agreed**:

1. that the Vision be amended in the Settlement Statement to note that the lack of small-scale housing is an issue for the local community.

122. AUCHENBLAE

The Committee **agreed**:

1. that the Vision be modified within the Settlement Statement to highlight the community's concerns regarding school capacity, parking issues, and lack of local social activities for the community,
2. to update text under 'Flood Risk' to reflect the revised allocations and to state that Flood Risk Assessments will be required,
3. to include the following text under Services and Infrastructure: "Strategic drainage and water supply: It should be confirmed with Scottish Water that proposed population growth is within the design criteria for the Laurencekirk WWTW. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.",
4. to remove site OP1 from the Proposed LDP due to lack of progress, and
5. to update the allocated sites OP2 and OP3 to form a single allocation, reflecting the single planning consent and holistic development on the site for 25 homes.

123. CATTERLINE

The Committee **agreed**:

1. that the following text be added to Settlement Statement, "Parts of Catterline are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

124. CHAPELTON

The Committee **agreed**:

1. that the Vision be updated to better reflect that development has begun within the area and to highlight what the development is proposed to deliver,
2. to Introduce protected land into the settlement to protect the community woodland, the balance pond associated with the development and an area to act as an amenity buffer to the A90(T),
3. to amend the site boundary of OP1 to align with the Planning Permission in Principle, and

4. to amend the text for the allocation summary for OP1 to include the following statement: “For future phases of development buffer strips are required adjacent to all watercourses running through the site, to be integrated positively into the development, with enhancement watercourses through re-naturalisation and removal of any redundant features to be investigated. Appropriate assessments may be required due to the possible presence of wetlands and peat.”.

125. COOKNEY

The Committee **agreed**:

1. that the following text be added to the vision statement in the Settlement Statement “In addition, Cookney is not served by public wastewater infrastructure.”, and
2. to amend site P1 to include all woodland and protect the two clusters of trees between the church and hall.

126. DRUMLITHIE

The Committee **agreed**:

1. that the Vision be amended to delete the last sentence referencing a mixed-use site, which is now divided in two (OP1 and OP2),
2. that minor descriptive text should be introduced to the descriptions of the protected land P1 and P2,
3. to retain the amended OP1 (and OP2) sites within the Proposed LDP to meet the local housing need for Drumlithie,
4. that the following text to Settlement Statement be added. “Flood Risk Assessment may be required for sites OP1 and OP2”, and
5. to include within the allocation summaries for sites OP1 and proposed OP2 the requirement for a buffer strip adjacent to the burn to the north of the site to be integrated positively into the development, with enhancement of this straightened watercourse through re-naturalisation, and that removal of any redundant features will require to be investigated.

127. DRUMOAK

Councillor Dickinson seconded by Councillor Robertson moved against officer recommendation and to refuse development on bid KN128 , as there was no requirement for that level of development.

As an amendment, Councillor Wallace seconded by Councillor Carr, moved against Officers recommendation to refuse development on bid KN128 and include the preferred bid KN064 in the Local Development Plan.

The Committee voted:

- | | | |
|-------------------|-----|--|
| For the motion | (6) | Councillors Agnew, Dickinson, Evison, Hutchison, Howatson and Robertson. |
| For the amendment | (5) | Councillors Carr, Mollison, Pike, Wallace and Wilson. |

The motion was carried and the Committee **agreed**:

1. that the Vision be updated to remove references to “the new primary school” and to “no growth necessary prior to 2022”,
2. that the Vision be updated to reflect the lack of new small-scale housing for the local community, and lack of employment opportunities in the village. Also to highlight concern about road safety when crossing the A93, and lack of parking at the school, church and Post Office,
3. to add the following text under ‘Services and Infrastructure’: “Strategic drainage and water supply: Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.”,
4. to update existing OP1 site to reflect the current status of the site, and the additional recommendation
5. *that bid KN128 not be allocated in the proposed Local Development Plan.*

128. EDZELL WOODS AND NEWESK

The Committee **agreed**:

1. to add the following text to Settlement Statement: “Parts of Edzell Woods is in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”, and
2. that site OP1 should be retained within the Proposed Local Development Plan and developed out in accordance with the conditions associated with the planning application.

129. FETTERCAIRN

The Committee **agreed**:

1. that the Vision be amended to reflect local community concerns regarding the southern bypass linking the B966/ B974,
2. that text be added under ‘Flood Risk’ stating that an FRA will be required for sites OP1 and P3,
3. that text be amended under ‘Strategic drainage and water supply’ to state that “Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria”,
4. to include OP1 in the Proposed LDP at the increased capacity of 60 homes,

5. that a statement be added in the allocation summary for OP1 to identify the need for a riparian buffer which is to be integrated positively into the development, and that enhancement of the watercourse through any re-naturalisation and removal of any redundant features will require to be investigated, and
6. that the settlement boundary be amended to the south east to exclude a field between the B9120 and B974 that is within the Fettercairn Conservation Area.

130. FINDON

The Committee **agreed**:

1. that the Vision included a brief description of the housing styles within the village,
2. that 'Flood Risk' are added to the Settlement Statement with the following text included: "Parts of Findon are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required", and
3. to allocate bid KN084 for 11 homes within the Proposed LDP and include a statement within the allocation summary about making connections to the National Cycle Route 1.

131. FORDOUN

The Committee **agreed**:

1. that the Vision included a statement with regards to the areas which currently have planning permission being included at Fordoun Aerodrome,
2. Retain OP1 within the Proposed LDP as steps have been taken to deliver and the site is effective in the Housing Land Audit 2019, and
3. Include BUS2 within the Proposed LDP, and extend the boundary to include the land with permission subject to APP/2014/1943.

132. GOURDON

The Committee **agreed**:

1. that the Vision included, a statement to reflect the local community's desire for the business park to be promoted, a place to socialise (e.g. café), potential new opportunities with the harbour and also traffic calming so there are safe crossings for children going to and from school,
2. that existing text is amended under 'Strategic drainage and water supply' to state: "All wastewater is pumped to Nether Knox WWTW for screened discharge to the sea. For all new development it should be confirmed with Scottish Water that the proposed growth is within the design criteria for Nether Knox.",

3. to include two new protected sites within the Proposed LDP, one to conserve the recreation ground and the other for education and community uses, and an additional recommendation to,
4. *that bid KN135 be allocated as a residential site for 49 homes within the proposed Local Development Plan and to have the settlement boundary amended accordingly to reflect this.*

133. INVERBERVIE

The Committee **agreed:**

1. that the Vision be amended to include the community's aspirations for more car parking in the town centre and cemetery, small business-ready units, a cycle route to Stonehaven, and to prevent coalescence with Gourdon. Local concerns regarding the lack of affordable housing, lack of town centre uses and long term maintenance of Jubilee Bridge should also be stated,
2. that the following text be added to the Settlement Statement: "Strategic drainage and water supply: All wastewater is pumped to Nether Knox for screened discharge to the sea. For all new development it should be confirmed with Scottish Water that the proposed population growth is within the design criteria for Nether Knox.",
3. that the allocation summary be amended for OP1 to include the requirement for a buffer strip adjacent to the watercourse on the south east boundary, to be integrated positively into the development, and a further recommendation
4. *To include in the vision statement aspirations for a safer road crossing to the school at King Street.*

134. JOHNHAVEN

The Committee **agreed:**

1. that the Vision be amended to reflect that land south of the cemetery contributes to the setting of Johnshaven and should be protected and highlight the Community's concern regarding the lack of new medium scale sheltered and affordable housing. The Vision should also highlight the Community's desire to take up brownfield opportunities for new housing, and that land is required to extend the cemetery, to provide a footpath from the existing cemetery to the A92, and for additional visitor parking at Fore Street,
2. to retain site OP1 for 67 homes and state that a Masterplan will be required,
3. that Protected Land designation to conserve the setting and provide an amenity area for the village be added,
4. that Protected Land designation to conserve the route of the former railway line as a path for the village be added, and
5. that Reserved Land designation for a future cemetery expansion of the cemetery be added.

135. KIRKTON OF DURRIS

The Committee **agreed:**

1. that the Vision be updated to include a statement regarding the inclusion of the area of land with planning permission within the settlement boundary with the hope of helping to reduce the traffic speed on approach to the settlement,
2. that the following text be added under 'Services and Infrastructure': "Strategic drainage and water supply: There is no public wastewater treatment available. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.",
3. that the settlement boundary be amended to include the area of land on approach to the settlement from the east that has planning permission for two houses and to allow for infill development, and
4. to not allocate any of the bid sites within the proposed Local Development Plan.

136. KIRKTON OF MARYCULTER

Councillor Pike seconded by Councillor Wallace moved against officer recommendation and to support development on bid site KN013, KN012, KN011, KN010, KN009 and KN008 as there was a need for further development.

As an amendment, Councillor Evison seconded by Councillor Dickinson, moved with Officers recommendations.

The Committee voted:

- | | | |
|-------------------|-----|--|
| For the motion | (7) | Councillors Carr, Hutchison, Howatson, Mollison, Pike, Wallace and Wilson. |
| For the amendment | (4) | Councillors Agnew, Dickinson, Evison and Robertson. |

The motion was carried and the Committee **agreed:**

1. that the Vision included a statement regarding the local community's desire for a car park for the community woodland,
2. to retain OP1 within the Proposed LDP, adding a sentence in the allocation summary on retaining a desire line through the site,
3. that the settlement boundary be amended to include the area identified as KN040 to allow development to come forward as infill development and exclude it from the green belt, and a further recommendation
4. *that bids KN013, KN012, KN011, KN010, KN009 and KN008 be allocated as 3 groupings of bid sites within the proposed Local Development Plan.*

137. LAURENCEKIRK

The Committee **agreed**:

1. that the Vision be modified for the settlement to give an update to the status of road infrastructure upgrades to the A90 junction and identify the Community Council's desire to see grade separate junctions at both the northern and southern junctions,
2. that the Vision identifies the lack of affordable housing and rental accommodation as a concern for the community, as well as the desire for self-build plots within new developments,
3. that the Vision should capture the community's desire to see connectivity between new housing and the settlement, more car parking in the town centre, and the retention of green space at the former academy's playing field,
4. to add a Protected Land designation to provide strategic landscaping for the north end of the settlement,
5. that the flood risk section be amended to state that an FRA will be required for sites KN022 and KN073 and that one may be required for existing sites OP1, OP2 and KN024,
6. that due to issues surrounding the current OP1 site, to amend the settlement boundary and divide the current OP1 site to become OP1 for 310 homes, OP2 for 247 homes, OP7 for 11 Ha of employment land, and strategic reserve site SR1 (12.2 Ha of employment land). In addition, added that buffer strips will be required adjacent to watercourses, which should be integrated positively into the development, and to investigate opportunities to enhance the straightened watercourses through re-naturalisation and removal of any redundant features,
7. *that land for 15 homes be allocated, which includes 8 homes on bid KN114 and 7 self-build homes that have planning permission adjacent to KN114,*
8. that the existing site OP2 be amended and updated the description to acknowledge development is underway, and that the site should provide access to the adjacent OP4 site. In addition, added that a buffer strip will be required adjacent to the watercourse running through the site, which should be integrated positively into the development, and to investigate opportunities to enhance the straightened watercourses through re-naturalisation and removal of any redundant features,
9. that existing OP3 site (KN018) from the Proposed LDP due to access constraints and delays in delivery be removed,
10. that bid KN024 for 20 homes be allocated, including reference to access provision, regard for adjacent development, and provision of open space. An FRA may be required,
11. that bid KN022 for 11 homes be allocated, including reference to access provision, design integration, hedge retention along High Street, and regard for the habitat, need for a buffer strip along Gaugers Burn, which should be integrated positively into the development, and investigate opportunities to enhance the straightened watercourse through re-naturalisation and removal of any redundant features. A Flood Risk Assessment will be required, and

12. that bid KN073 for 100 homes be allocated and commercial/business units and a petrol station with ancillary retail provision. Accompanying description shall identify that the site has permission for 77 homes and 8 commercial units, which cannot be occupied until the upgrade to the A90 junction is complete. Scottish Water infrastructure capacity may be a constraint to delivery. In addition, add that buffer strips will be required adjacent to the watercourse, which should be integrated positively into the development, and that a Flood Risk Assessment will be required.

138. LUTHERMUIR

Councillor Wallace seconded by Councillor Pike moved against officer recommendation to allocate development on bid KN063, as there was merit in the development.

As an amendment, Councillor Evison seconded by Councillor Agnew, moved with Officers recommendation.

The Committee voted:

For the motion	(5)	Councillors Carr, Howatson, Pike, Wallace and Wilson.
For the amendment	(6)	Councillors Agnew, Dickinson, Evison, Hutchison, Mollison and Robertson.

The amendment 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. The reference to the need for a small retail facility in the vision for Luthermuir, as this will likely be unviable be removed,
2. that the description of Protected Land P1 be amended to reflect the site is green space, to avoid potentially misleading interpretation as public open space,
3. an increased allocation at OP1 to 31 homes, and removed reference to small scale retail and employment land. Highlighted that access should be taken via the site to the south, and an emergency access will be required when the cumulative total of dwellings from the single point of access in the site to the south reaches 50 homes. The need for a buffer strip to the minor watercourse should be highlighted (see below), and tree removal should be minimised. Connectivity and affordable housing should also be delivered,
4. that text in the Draft Proposed LDP be amended within the allocation summary for OP1 to state: "There will be no built development over the active culvert nor any additional culverting", and that a buffer strip is required adjacent to the watercourse on the boundary which should be integrated positively into the development, with enhancement of the straightened watercourse through renaturalisation and removal of any redundant features to be investigated,
5. the existing site OP2 be removed,
6. that land subject to APP/2016/2326 be allocated, for 25 homes, and excluded previous references to small-scale retail and employment land. The site should take access from School Road, and provide access to site OP1, and ensure maintenance of the

existing core path. Affordable housing should be integrated into the design, and a further recommendation

7. *That bid KN125 be allocated in the proposed Local Development Plan.*

139. MARYKIRK

The Committee **agreed**:

1. That the Vision be amended to include a statement that the local community does not support further development along Kirktonhill Road,
2. That the following text be added to the Settlement Statement “Marykirk lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”,
3. that text be added to the ‘Allocation Summary’ for site OP1 to require a buffer strip and watercourse enhancement to be provided, and
4. *that the vision be amended to include a statement that the local community have aspirations for a safer road crossing on the A937.*

140. MARYWELL

As indicated under section 1 of the minute, Councillor Mollison declared an interest with respect to a site in Marywell and left the Committee room whilst this site was considered.

The Committee **agreed**:

1. that within the Vision the need for a masterplan covering the employment BUS sites,
2. that a new section ‘Natural and Historic Environment’ and “Lowland Raised Peatbogs are identified to the north and south of Marywell. Blanket bog/peat is identified to the north of the settlement.” be added,
3. that the following text under ‘Flood Risk’ be added: “Marywell lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required” should be added to the Settlement Statement.”,
4. that the following text under ‘Services and Infrastructure’ be added, “Strategic drainage and water supply: The settlement is only partially sewered. It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg WWTW and network infrastructure.”,
5. that the BUS designation in two (BUS1 and BUS2) be divided and make reference to providing the connection from the BUS sites to the National Cycle Network 1 and for including a buffer strip within the BUS designations text,
6. Bid KN031 should be added to the Proposed LDP appendix titled Areas of search and safeguarded for Minerals,

7. that the proposed BUS1 designation boundary be modified to include only the established employment land to the north of Marywell at Gallowhill (EIS Waste Services),
8. that the settlement boundary be modified and include the new area of BUS1 within the settlement boundary rather than in the green belt, and a further recommendation
9. *that bid KN029 for 52 homes not be allocated in the proposed Local Development Plan.*

141. MILL OF URAS

The Committee **agreed:**

1. that site OP1 be retained only if planning permission is secured prior to October 2019, and
2. the Mill of Uras Settlement Statement be retained only if planning permission is secured on site OP1 prior to October 2019.

142. MUCHALLS

The Committee **agreed:**

1. that the Vision, included a statement regarding the local community's desire to review car parking in the village and identify a core path to Stonehaven. Also included information about there being no potential to extend the village at present due to the issues with the A92(T) junctions, and
2. Considered opportunities for a blue-green network and retaining the coastal zone designation around Muchalls.

143. NEWTONHILL

The Committee **agreed:**

1. that the Vision be modified to reflect the aspirations expressed in early consultation by local stakeholders, including reference to the lack of recreation/amenity for the local community and encouragement of pedestrian connectivity between Cammachmore, Newtonhill and Portlethen,
2. the BUS site at West Monduff be deleted and reallocate it as OP3 for business use,
3. the following text be added under 'Flood Risk': "A buffer strip will also be required adjacent to the watercourse on the boundary of BUS which should be integrated positively into the development, with enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features investigated.",
4. the allocation on site KN100 (existing site OP1) from 70 homes to 121 be increased to reflect the approved planning permission, and the additional recommendations
5. *the consist use of the term settlement as opposed to town/village be noted, and*

6. *the overlays of the settlement maps to show protected land out with the house boundary (protected land P5) be amended.*

144. PARK

The Committee **agreed**:

1. that the Vision be amended to reflect existing services,
2. that the number of homes on site OP1 be increased from 6 to 13 homes and reduce the size of the allocation, using the field as a defensible northern boundary, and
3. that the 'Allocation Summary' for OP1 be amended to state that existing trees on the site should be retained.

145. PORTLETHEN

The Committee **agreed**:

1. modify the Vision for Portlethen to identify issues in relation to the shortage of amenities and meeting space for the community in accessible locations.
2. that the 'Flood Risk' section be updated to include sites identified by SEPA that require a Flood Risk Assessment and include the following text: "Portlethen lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
3. that land to the west of Hillside Primary School be protected as open space, including the existing sports pitch, as per the original masterplan for Hillside.
4. bid KN092 be allocated for Class 11 (assembly and leisure) uses.
5. bid KN093 and KN094 be allocated for a mixed-use development of Class 1 (retail) (up to 2500m²), a restaurant (including "drive through" facilities), and a garden centre.
6. bid KN042 for 176 homes be allocated, noting the progress being made on the planning application. Include in the allocation summary the requirement for a Drainage Impact Assessment.
7. OP2 be divided into two allocations for waste management and class 6 storage, (KN106) and further recommendations
8. *that the smaller oblong piece of land opposite Hillside Primary on bid KN042 be reserved for educational purposes,*
9. *that bid KN027 not be allocated in the proposed Local Development Plan, and*
10. *that protected land P2 be removed, as it serves no purpose.*

146. PORTLETHEN VILLAGE

The Committee **agreed**:

1. that the Vision be amended to include the community's desire to improve the core path network in this area, and
2. the following text to Settlement Statement be added "Portlethen Village lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

147. ROADSIDE OF KINEFF

The Committee **agreed**:

1. that the Vision included a statement to reflect the local community's desire for a better footpath or route to Kinneff Primary School,
2. that text be added to 'Strategic drainage and water supply' to state the following: "Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.",
3. that allocation summary text be amended to highlight that a temporary wastewater system as an interim measure would only be considered by SEPA if a Scottish Water Growth Project has been initiated and identify the need for a Drainage Impact Assessment,
4. site OP1 be amended to an increased capacity of 46 homes (including KN033) to meet the local housing need for Roadside of Kinneff,
5. a statement be included within the allocation summary to reference the need for the OP1 site to contribute to active travel facilities to the primary school, and
6. reference to the requirement of a shop within the OP1 allocation be removed.

148. ST CYRUS

The Committee **agreed**:

1. that the Vision be amended to state the local community's concerns regarding lack of affordable housing, the lack of fit between the design of new homes and character of existing buildings, and the need for improved pedestrian safety around the primary school,
2. 'Flood Risk' be included in the Settlement Statement and the following text added: "A Flood Risk Assessment will be required for site OP1,"
3. that existing text under 'Services and Infrastructure' be amended to state: "Sewage pumping stations in St Cyrus and Johnshaven are to be part of a Growth Project that requires to be delivered. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.",

4. existing OP1 site be retained and amended the allocation summary stating construction on the site has begun and that early engagement with Scottish Water is encouraged,
5. existing OP2 site on basis that it is now built out be deleted, and further recommendations
6. *that the Vision statement be amended to remove the reference to a car park in land opposite to School Wynd. This is to conserve the setting of the parish church, graveyard and the historical setting of the settlement, and*
7. *that the Vision statement be amended to include aspirations for a safer road crossing on the A92.*

149. STONEHAVEN

The Committee **agreed**:

1. that the Vision be modified to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council. Specifically, the Vision for Stonehaven be updated to reflect the updated status of the application for retail development, which has now been implemented. Also that a paragraph be added to outline the lack of employment opportunities, small scale and affordable housing; facilities for all ages to meet and engage; the need to upgrade/replace some education facilities; issues regarding car parking at the train station; and a pedestrian crossing at Evan Street and Market Square,
2. under 'Services and Infrastructure' the following text be added "Strategic drainage and water supply" and reflect the current position with regard to wastewater drainage including the requirement for Drainage Impact Assessments,
3. that a new masterplan for Ury Estate be required to take account of consented, existing and new allocated sites, including non-residential developments and infrastructure requirements, to ensure a holistic approach to delivery is taken. This will apply to sites KN087, KN102, KN103 and KN104,
4. that the housing numbers within allocated site OP1 be increased to reflect the planning application. Reference to the planning history be provided, and identified a preference for two points of access, in line with current policy expectations. A reference be added to the aspiration for affordable housing delivery in the early phases of development, in line with current policy expectations,
5. that the housing numbers within allocated site OP2 be increased, and acknowledged that the first phase of development on this site is under construction. Clarity to be provided about the trigger for the provision of the link road from B979 to A957, including a bridge over the Cowie Water, being required prior to the occupation of the 86th dwelling, in line with controls in place on planning consents within Ury Estate,
6. that the housing numbers within allocated site OP3 be increased. Updated references to consented dwellings on the site to be accurate, 51 dwellings have been granted on the site, but have not progressed. Accurately reflect the trigger for link road from B979 to A957 as being required prior to the occupation of the 86th dwelling on the western side of the Cowie Water (cumulatively with other sites). Reference to be added to highlight the need to avoid the riparian area and ancient woodland, signalling the need

for a minimum of 12m buffer strip from the Cowie Water. References to affordable housing being in line with Policy H2 should remain, but should reflect the consent that exists for off-site provision, as approved at site OP4 to clarify construction and delivery is underway,

7. site OP5 to be updated to highlight planning in principle consent was granted in October 2016, with a further update to confirm if a further application is submitted within timescales (prior to end of October 2019),
8. that land to the north of site OP2 be allocated, for 60 homes. Reference in the Draft Proposed LDP in relation to postponing development until the consented retail development is built should be removed, but clear emphasis must be made to the need for the link road between the B979 and A957 must be made, taken cumulative account of other allocated/consented developments. To aid integration, site P9 is proposed to the north of the site to preserve the setting of the site, ensuring retention of an existing tree belt and land subject of compensatory planting associated with consented development. Affordable housing should be provided on site and integrated through the development, and proximity to nearby pipelines should be highlighted,
9. that a new site be allocated but amended the housing number in the draft Proposed LDP to 91 homes to reflect the number of units consented within APP/2018/2227 and APP/2018/2228, and amended the text in the Draft Proposed LDP to reflect what has been secured and implemented in the consents, rather than set aspirations for the site. This site should accurately identify that the 91 units are all affordable housing and provide the affordable housing requirements of the consented and implemented enabling development for Ury House, and the consented and implemented development at North Lodge for housing and a golf course (APP/2015/0541). This still does not meet the obligation for 25% affordable homes across the whole Ury development and 9 units could be provided elsewhere in Ury Estate,
10. The trigger for the link road between the B979 and A957 should be clearly stated, with no more than 85 units (cumulatively with other developments in Ury Estate) on the west of the Cowie Water being capable of occupation until the link road is in place, as set out in conditions on the consents, and further recommendations
11. *that the vision be amended to take into consideration and protect the natural skyline around Stonehaven,*
12. *that the Ury Estate link road be included on the settlement map, and*
13. *the settlement map be updated to reflect the care home built on reserved land R2.*

150. WEST CAIRNBEG

The Committee **agreed**:

1. that text be added to the Vision to reflect community aspiration for a community centre. Text should also be added to reflect concerns raised regarding private treatment works,
2. that new bullet point under 'Services and Infrastructure' be added to state the following:

"Strategic drainage and water supply: Private communal sewerage works is at capacity and ground conditions are poor. Early discussion with SEPA is required for any

proposed future development.” 3. Reserve land for a community centre, and a further recommendation

3. *that land for a community space be reserved.*

151. WOODLANDS OF DURRIS

Councillor Robertson seconded by Councillor Agnew moved against officer recommendation to refuse development on bid KN074, as there was no need to allocate additional development land in the settlement.

As an amendment, Councillor Wallace seconded by Provost Howatson moved to refuse development on bid KN074 and allocate development on bid KN136 to maintain the school roll.

The Committee voted:

- | | | |
|-------------------|-----|--|
| For the motion | (5) | Councillors Agnew, Dickinson, Evison, Robertson and Wilson |
| For the amendment | (5) | Councillors Carr, Hutchison, Howatson, Pike and Wallace. |

Councillor Mollison abstained from the vote. The Chair had the casting vote and the motion was carried.

The Committee **agreed**:

1. that the Vision be modified to reflect the community’s concern for lack of affordable housing, and a further recommendation
2. *that bid KN074 not be allocated in the proposed Local Development Plan.*

152. KINCARDINE AND MEARNS LANDWARD

Ardoe and Mid Ardoe

Councillor Pike seconded by Councillor Carr moved against officer recommendation and sought to allocate bids KN030 and KN124 in the proposed Local development plan, as there was a need for additional development.

As an amendment, Councillor Dickinson seconded by Provost Howatson moved to go with officers recommendation,

The Committee voted:

- | | | |
|-------------------|-----|--|
| For the motion | (4) | Councillors Carr, Mollison, Pike and Wilson. |
| For the amendment | (6) | Councillors Agnew, Dickinson, Evison, Hutchison, Howatson and Robertson. |

The amendment was carried. Councillor Wallace was absent from the division

Maryculter

Councillor Pike seconded by Councillor Carr moved against officer recommendations, and sought to allocate bid KN044 in the proposed Local Development Plan.”

As an amendment, Councillor Dickinson seconded by Councillor Agnew moved to support officers recommendation.

The Committee voted:

For the motion (3) Councillors Carr, Pike and Wilson

For the amendment (7) Councillors Agnew, Dickinson, Evison, Hutchison, Howatson, Mollison and Robertson.

The amendment was carried.

Councillor Wallace was absent from the division.

Netherley

Councillor Robertson seconded by Councillor Agnew moved to support officers recommendation.

As an amendment, Councillor Pike seconded by Councillor Carr moved against officer recommendation and sought to allocate bid KN047 in the proposed Local Development Plan.

The Committee voted:

For the motion (7) Councillors Agnew, Dickinson, Evison, Hutchison, Howatson, Mollison and Robertson.

For the amendment (3) Councillors Carr, Pike and Wilson.

The motion was carried.

Councillor Wallace was absent from the division.

Stonehaven south (Mains of Dunnottar and Gallaton)

Councillor Dickinson seconded by Councillor Robertson moved to support officers recommendation.

As an amendment, Councillor Carr seconded by Councillor Pike moved against officer recommendation and sought to allocate bids KN112 and KN113 in the proposed Local Development Plan.

The Committee voted:

For the motion (7) Councillors Agnew, Dickinson, Evison, Hutchison, Howatson, Robertson and Wilson.

For the amendment (3) Councillors Carr, Mollison and Pike.

The motion was carried.

Councillor Wallace was absent from the division.

The Committee **agreed**

1. that new Settlement Statements for Blairs be created and allocated OP1 for 325 homes (note: the site overall is to remain an allocation, and not be classed as a "settlement"), and for Durris Forest, reserve land to safeguard the site for outdoor recreation facilities associated with a sport/adventure centre,
2. that the boundary of KN110 in the Blairs 'Settlement Statement' be modified to include plot 22 in the allocation,
3. that the following text to Blairs 'Settlement Statement' be added: "Parts of Blairs College Estate 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 following text be added to the allocation summary for bid KN110, Blairs College Estate: "For future planning applications caveats will apply to protect against riverbank disturbance. Also, buffer strips will be required along watercourses which are to be positively integrated into the development, including renaturalisation of straightened watercourses",
5. that the following text to Blairs 'Settlement Statement' be added: "Blairs 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 the following text be included in the Durris Forest 'Settlement Statement' under KN129/Reserved Land: "As approximately 50% of the site has Type 5 Peat, a Phase 1 habitat survey will be required", and
7. that the following text be added to KN129/Reserved Land, Durris Forest: "Any impacts on the adjacent scheduled monument, Cairn-mon-earn, cairn, will need to be investigated and mitigated. A buffer strip will be required adjacent to all watercourses running through/around the site which should be integrated positively into the development" and state that a Flood Risk Assessment may be required.
8. *That text be added to the allocation summary for bid KN110, Blairs College Estate, to state the restoration works that must be carried out, as per the conditions set out in the approved planning application.*