

## ABERDEENSHIRE COUNCIL

### BUCHAN AREA COMMITTEE

BUCHAN HOUSE, PETERHEAD, 17<sup>TH</sup> SEPTEMBER 2019

**Present:** Councillors N Smith (Chair), D Beagrie (Vice Chair), A Buchan, S Calder, A Fakley, J Ingram, A Simpson, S Smith and I Sutherland

**Apologies:** Councillors A Allan and M Buchan

**Officers:** Chris White, Buchan Area Manager (Business Services); Amanda de Candia, Solicitor (Business Services); Fiona Stewart, Senior Solicitor (Business Services); Sally Wood, Senior Planner (Infrastructure Services); James Hewitt, Planner (Infrastructure Services); Peter MacCallum, Roads Development Manager (Infrastructure Services); Suzanne Robertson, Business Development Executive (Infrastructure Services); Nick Brown, Regeneration Executive (Infrastructure Services); and Theresa Wood, Area Committee Officer (Business Services)

#### 1. DECLARATIONS OF MEMBERS' INTERESTS

The Chairman asked Members if they had any interests to declare in terms of the Councillors Code of Conduct –

- (1) Councillor N Smith declared an interest in Item 4a given that the applicant is a fellow Director of MACBI. In having a clear interest, Councillor Smith advised that he would leave the meeting for this item,
- (2) Councillor N Smith declared an interest in Item 5 by virtue of being Chairperson for MACBI, and MACBI having been mentioned within the report. Given the interest was remote and insignificant, Councillor Smith remained and participated in the item,
- (3) Councillor J Ingram declared an interest in Item 4(a) given that the applicant is known to him. Given the interest was not substantive, Councillor Ingram remained and participated in the item,
- (4) Councillor J Ingram declared an interest in Item 4(b) given that he knows the owner of the land for this particular application. Given the interest was not substantive, Councillor Ingram remained and participated in the item,
- (5) Councillor A Buchan for Item 4(a) given that the applicant is a customer of Councillor Buchan's. In having no financial contract, Councillor Buchan advised that he would remain and participate in the item,
- (6) Councillor I Sutherland for Item 5 by virtue of his previous role as BID Manager. Given that the interest was remote and insignificant, Councillor Sutherland remained and participated in the item,
- (7) Councillor I Sutherland for Item 6 by virtue of his previous role as BID Manager and in being a member of the Dual Peterhead Group. Given that his interest was remote and insignificant, Councillor Sutherland remained and participated in the item,

- (8) Councillor D Beagrie for Item 5 by virtue of her involvement with a variety of Committees, PACT, the Seafood Festival and The Brave Outdoors. Given that her interest was remote and insignificant, Councillor Beagrie remained and participated in the item,
- (9) Councillor D Beagrie for Item 6 by virtue of her involvement with a variety of Committees, PACT, the Seafood Festival and Feuars Managers. Given that her interest was remote and insignificant, Councillor Beagrie remained and participated in the item,
- (10) Councillor A Fakley for Item 4(b) by virtue of being an employee of NATS who provides advice in relation to wind turbines. In having a clear interest, Councillor Fakley left the Chamber and took no part in the discussion of this item, and
- (11) Councillor A Fakley for Item 6 by virtue of being a Trustee of PACT. In having no clear interest to declare, Councillor Fakley remained and participated in the item

### **2(a). STATEMENT ON EQUALITIES**

In making decisions on the following items of business, the Committee **noted** the requirement, 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 their decision

### **2(b). RESOLUTION**

The Committee **agreed** in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting during consideration of the items specified below so as to avoid disclosure of exempt information of the class described in the undernoted paragraphs of Part 1 of Schedule 7A of the Act.

**Item No**

7

**Paragraph No of Schedule 7A**

8

### **3. MINUTE OF MEETING OF 27<sup>TH</sup> AUGUST 2019**

The Minute of the Meeting of 27<sup>th</sup> August 2019 had been circulated and was **approved**.

Councillor Stephen Smith, on behalf of himself and his wife, gave thanks to the Chairman and Committee Members for their kind words following the recent birth of their son.

#### 4. NEW PLANNING APPLICATIONS

The Committee had before them reports by the Director of Infrastructure Services on planning applications for determination in terms of the Town and Country Planning (Scotland) Acts 1972 and 1997 and **agreed** to dispose of the applications as detailed in Appendix A attached to this Minute.

- (a) APP/2018/2929 Full Planning Permission for Non-Compliance with Conditions 17 (Play Equipment) and 20 (Bus Stops) of Planning Permission APP/2018/1138 (Erection of 100 No Dwellinghouses, Land Set Aside for Affordable Housing (3.35 acres) and Associated Infrastructure) at Phase B, Northwoods Housing Development, Mintlaw
- (b) APP/2019/0296 Full Planning Permission for Installation of 36.6Mw Solar SV Park and Associated Infrastructure at Land at Bilbo Solar Farm, Moss-side, Crimond
- (c) APP/2019/0626 Full Planning Permission for Erection of 4 Dwellinghouses and Amendments to Access Road from previously approved APP/2017/0050 at OP1 Site, Nethermill Development, Cruden Bay

#### 5. ECONOMIC ACTIVITY IN BUCHAN – APRIL 2018 TO MARCH 2019

A report by the Director of Infrastructure Services had been circulated providing the Committee with an annual report on economic development related actions specific to the Buchan area.

The presenting Officer provided a verbal briefing on a variety of ongoing projects, before asking the Committee if they had any comments or questions.

The Committee **agreed**:-

- (1) to thank the Officers involved for their hard work in progressing the various projects,
- (2) to request that Officers provide an update in relation to the possible issues with Health Export Certificates following Brexit, and
- (3) to request an update in relation to the Terex Building in Peterhead

#### 6. DEVELOPING EXCELLENCE IN OUR NORTH COAST COMMUNITIES – 6 MONTH REPORT

A report by the Director of Infrastructure Services had been circulated advising that in March 2016 the Policy and Resources Committee approved a Regeneration Strategy for Aberdeenshire's North Coast Communities. The report provided Members with a progress update for existing active projects.

The presenting Officer noted that there was an error on page 21 – in that the £6,500 Grant awarded to Illumination, should read awarded to Rediscover.

Having heard from the Officer, the Committee **agreed**:-

- (1) to look forward to receiving the new updated maps of Peterhead and the wider Buchan area both in paper and electronic form,

- (2) to again highlight the need for an impact assessment to be completed in relation to the proposed Peterhead Community Campus (Action 1.2),
- (3) to reiterate the need to meet with representatives from NESTRANS so that Buchan's transportation needs can be discussed and prioritised (Action 1.7),
- (4) to request further detail on the Arts and Culture Event planned for October 2019 (Action 2.1),
- (5) to request an update on the proposal to expand the availability of the Community Café to the wider community (Action 2.1), and
- (6) to request an update on what is being envisaged for the Skills Hub (Action 2.2)

## **7. SUPPLEMENTARY WORK PLAN FOR HOUSING – PROCUREMENT APPROVAL**

A report by the Director of Infrastructure Services had been circulated asking the Committee to approve an item on the Work Plan for structural repairs at Forman Drive and Leask Avenue, Peterhead.

Having considered the Directorate Supplementary Work Plan for the procurement of works and services, the Committee **agreed**:-

- (1) to approve the Business Case for said procurement as detailed in Appendix 2 attached to the report,
- (2) to acknowledge that the Head of Housing has delegated authority to award the final contract, and
- (3) to request that Officers provide feedback following completion of the works, ie the actual completion date and final cost

## APPENDIX A

### NEW PLANNING APPLICATIONS

- (a) **Full Planning Permission for Non-Compliance with Conditions 17 (Play Equipment) and 20 (Bus Stops) of Planning Permission APP/2018/1138 (Erection of 100 No Dwellinghouses, Land Set Aside for Affordable Housing (3.35 acres) and Associated Infrastructure) at Phase B, Northwoods Housing Development, Mintlaw**  
For: Mr Hamish Watson, Chapelpark, Balring Road, Mintlaw  
**Reference No: APP/2018/2929**

The Chairman left the Chamber and took no part in the discussion of this item. The Vice Chair, Councillor Beagrie, took the Chair.

In terms of Standing Order 6.5, the Area Manager had received a request to address the Committee in relation to this application from the Agent, Mr Gary Purves.

The Committee was asked if they wished to hear the representation. The Committee unanimously **agreed**.

Having heard from the Planner, the Committee then heard from Mr Purves:-

“I am here representing the applicant and landowner Mr Hamish Watson. The first thing he wants me to emphasise is that he is not trying to shirk his responsibilities, but wants the best possibilities - and whatever Committee agrees will be adhered to.

With regard to the play area - the Masterplan was one of the first to be approved in 2012. One of the key features was on streets and linking corridors to integrate with the existing village so that the development would not be a stand-alone entity.

The centre point of development would be the village green, being roughly the centre point it would be the most accessible, and the houses would be facing on to the green so it would be self-policing if children were playing there and parents would feel it was a safe place.

With regard to Condition No 20 - Bus Stops – again the landowner does not disagree that residents requires access to enhanced transport, and he wants the best solution in terms of effectiveness, access and minimising the impact on the trees.

The Plan actually states two laybys with a central island, and the only way to provide that without devastating trees would be on the north of the roundabout. This would be excessive in cost, too remote and effectively a white elephant.

We approached the Roads Service to see if a better option was available but in order for Roads to give their support they would need to urbanise that stretch of road. Dozens of trees would have to come down which is not acceptable.

This brings us to where we are today - which is to provide a bus stop on Balring Road and which would be within 400 metres of the existing bus-stop. We have spoken to Stagecoach and they are willing to consider diverting the service.

I appreciate this is not part of our current application but would the Committee consider deferring for 3/4 cycles to allow an application for the Business Park to come in and both applications could be determined side by side.”

The Committee then heard from Peter MacCallum, Roads Development Manager, who advised –

“The Roads Service are keen to keep the bus stops on the main road as that is where the buses go at the moment. We have to consider if Stagecoach would be willing to consider an alternative, or we could end up with stops and buses not serving them – Stagecoach have said they are “willing to consider” only.

The default position is stops on the south side. We are asking for laybys as the road is quite rural at that point, so from a safety perspective.

We have explored an alternative with the applicant to look at stops nearer the village. In that location we do appreciate the difficulty with mature trees. Elsewhere we have street lighting and footways, so a much more urban environment. A footway would be 2 metres back from the roadway and certainly from looking at the area the mature trees sit behind that line.”

Following a full debate, the Committee **agreed**, having noted their concerns on the grounds of public safety, to defer consideration of the application for up to 3 cycles to allow the applicant more time to fully consider -

- (a) the delivery of the play area, and
- (b) a resolution for bus stop provision

and that the application come back to the Buchan Area Committee no later than 3<sup>rd</sup> December 2019

- (b) **Full Planning Permission for Installation of 36.6Mw Solar SV Park and Associated Infrastructure at Land at Bilbo Solar Farm, Moss-side, Crimond**  
For: Green Energy International, Metropolitan House, Station Road, Cheadle Hulme, England  
**Reference No: APP/2019/0296**

In terms of Standing Order 6.5, the Area Manager had received a request to address the Committee in relation to this application from the Applicant, Mr M Bayley for Green Energy International.

The Committee was asked if they wished to hear the representation. The Committee unanimously **agreed**.

Having heard from the Planner, the Committee then heard from Mr Bayley –

“I would normally use this time to tell you about our proposal, but the Planner’s report is very thorough. So, today I would rather tell you why.

Since submitting this project to Aberdeenshire Council 4 months ago we have seen some unprecedented weather patterns, from the warmest July on record, to rain so heavy a 200-year old dam became severely compromised.

The world is changing. Global warming is already here.

On 25<sup>th</sup> July this year Britain experienced its hottest day, and the second hottest day on record as temperatures exceeded 38C.

Two days later a month's worth of rain fell in just 24 hours across parts of England leading to severe flooding and travel disruption.

On 6<sup>th</sup> August the lights went out for large swathes of the UK causing untold chaos at railway stations, airports and businesses.

Sadly, on 19<sup>th</sup> August, Iceland lost its first-ever glacier to climate change. A bronze plaque was mounted on barren terrain once covered by the glacier. The plaque reads 'A letter to the future'.

In the next 200 years all of our glaciers are expected to follow the same path. This monument is to acknowledge that we know what is happening and what needs to be done. Only you know if we did it.

There are no simple answers to the environmental crisis this planet faces but we have to do something.

Here in Scotland you've shown fantastic courage, embracing the construction of wind turbines, hydro electric schemes and tidal power on an unprecedented scale. Solar sits quietly in the background generating electricity whilst the natural environment lies fallow. Together these renewable sources are piecing together the jigsaw of a diverse and carbon neutral future.

Out of the 13 statutory consultees there were no objections. 400 residents were consulted – no objections. Aberdeenshire Council have kindly recommended approval.

From a planning perspective this site works. It will power over 10,000 homes for 35 years. It will make a carbon reduction of over 500,000 tonnes over the lifetime of the project. It will aid energy security here in Scotland.

From a technical perspective this site works. Significant feeding ground has been provided for the pink footed goose. Improved highways with passing points around the site. Sheep will continue to graze the land. On a local level this site works.

Over the last 200 years humans have proven that we can change the climate – and we've changed it for the worse.

We are living on this planet as if we had another one to go to – a doomsday future is not inevitable, but without immediate drastic action our prospects are poor.

So as you take this decision today, please keep in mind that the next generation will have to live with the consequences far longer than the rest of us."

Following some questions, the Committee **agreed** to Grant Full Planning Permission subject to the following conditions:-

1) Temporary Permission

Planning permission is hereby granted for a temporary period only and shall cease to have effect on 30 September 2056 (the cessation date). Prior to the cessation date, the application site shall be cleared of all works and development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992) and reinstated in accordance with the agreed restoration scheme submitted to and approved in writing by the planning authority under the terms of condition 2 of this permission.

Reason: To enable the impact of the temporary development on the amenity of the surrounding area to be reviewed and to ensure the appropriate restoration of the site.

2) Restoration Scheme

No later than 2 years prior to the cessation date (as outlined in condition 1 of this permission), full details of a scheme for the restoration of the application site shall be submitted to and approved in writing by the planning authority. Prior to the cessation of this permission the site shall be restored in accordance with the approved restoration scheme.

Reason: To ensure the timeous and appropriate restoration of the site following the expiry of this temporary permission in the interests of the visual amenity of the area.

3) Restoration Bond

No works in connection with the development hereby approved shall commence unless the developer has provided to the planning authority written details of the guarantee or other financial provision that is proposed to be put in place to cover all site restoration liabilities at the end of the period of this permission (as per condition 1 of this notice). The developer shall also provide an independent confirmation by a chartered surveyor (whose appointment for this task has been approved in writing by the planning authority) that the amount of the guarantee or financial provision so proposed is sufficient to meet the full estimated costs of dismantling, removal, disposal, site restoration, remediation aftercare liabilities and incidental work as well as associated professional costs. No works shall commence on site unless written confirmation has been given by the planning authority that the proposed guarantee is satisfactory and the developer has confirmed in writing to the planning authority that the guarantee has been put in place. The guarantee or other financial provision must:

- a) be granted in favour of the Council as planning authority;
- b) be from a bank or other institution which is of sound financial standing and capable of fulfilling the obligations under the guarantee;
- c) be reviewable to ensure that the specified amount of the guarantee always covers the value of the site restoration and aftercare liabilities;

- d) come into effect on or before the date of commencement of development and expire no earlier than 12 months after the end of the restoration period.

In the event that the guarantee becomes invalid for any reason, no operations shall be carried out in connection with the development hereby approved unless a replacement guarantee, completed in accordance with the terms of this condition has been submitted to, and approved in writing by the planning authority.

Reason: To ensure financial security for the cost of the site reinstatement and aftercare liabilities is in place in the interests of the visual amenity of the area and environmental protection.

4) Construction Environmental Management Plan (CEMP)

No works in connection with the development hereby approved (including demolition, ground works and vegetation clearance) shall commence unless a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority in consultation with SEPA. The CEMP shall include the following:

- i) Operational surface water management
- ii) Site waste management
- iii) Peat management
- iv) Details of lighting, both during construction and operation of the site
- v) Hours of operation during the construction period.

All works carried out during the construction period shall be undertaken strictly in accordance with the approved CEMP.

Reason: In the interests of protecting the biodiversity of the environment, the amenity of the surrounding area.

5) Biodiversity Management Plan

The development hereby approved shall be carried out in full accordance with the approved Biodiversity Management Strategy, unless otherwise agreed in writing by the Planning Authority. The provisions of the Biodiversity Management Strategy require:

- i) Pre-commencement Surveys
- ii) Construction Mitigation
- iii) Goose Management Areas
- iv) Additional Biodiversity improvements

Where surveys or further works are required through this Biodiversity Management Plan, full details of these shall be submitted to and agreed in writing by the Planning Authority in consultation with relevant consultees prior to the implementation of the works to which the details relate.

For the avoidance of doubt, the approved biodiversity management strategy comprises:

'Bilbo Farm Solar Park Biodiversity Management Strategy, Atmos consulting, dated January 2019'

Reason: In the interests of protecting and enhance the general biodiversity of the area, and in protecting the qualify interest of the Loch of Strathbeg SPA, SSSI and RAMSAR designations.

6) Buffer Strips

No development shall take place within 8.0 m of any watercourse as detailed within paragraph 4.18 of the Surface Water Drainage Strategy.

For the avoidance of doubt the approved Surface Water Drainage Strategy comprises:

'Surface Water Drainage Strategy (SWDS) and Flood Risk Assessment, 4164\_GreenEnergy\_Bilbo, Ambiental Environmental Assessment, December 2018'

The aforementioned buffer strips shall be retained in perpetuity unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of managing Flood Risk and preventing pollution during the construction period.

7) A90 access upgrades

Prior to the commencement of development of the Solar Farm, the access between the local road and A90 shall be widened in accordance with the following drawing: ADL Traffic Highways, Drawing No 4150-101

The aforementioned road upgrades shall be retained in perpetuity unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of road safety and ensuring the site can be safely accessed.

8) A90 Screening

Prior to operation, screening shall be provided along the boundary of the development site with the A90 in accordance with the following plan: Green Energy International, Drawing No BB-LP-334, Rev A

The aforementioned screening shall be retained in perpetuity unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of road safety and ensuring the development does not compromise the safety of the A90 through glint and glare.

9) Wheel Washing

No development shall take place unless, details of wheel washing facilities (or an alternative appropriate solution as agreed, in writing, by the Planning Authority in consultation with Transport Scotland) are agreed, in writing, with The Planning Authority in consultation with Transport Scotland. The agreed plant and facilities shall be provided within the construction site and shall remain in place for the duration of the construction period, unless otherwise agreed, in writing, by the Planning Authority.

Reason: To ensure that material from the site is not deposited on the trunk road to the detriment of road safety.

10) Construction Traffic Management Plan (CTMP)

The development shall be carried out in accordance with the approved Construction Traffic Management Plan.

For the avoidance of doubt, the approved Construction Traffic Management Plan comprises:

'Construction Traffic Management Plan, ADL Traffic and Highways Engineering Ltd., Dated February 2019'

Reason: In the interest of road safety and minimising the impact of construction traffic on the road network

Reason for Decision

01. It is considered that the proposal is in keeping with the relevant policies of the Aberdeenshire Local Development Plan 2017. The Principle of development can be established under Policy C2 Renewable Energy as a solar development with acceptable impacts upon glint and glare, and with no outstanding objections in relation to aviation. The evidence provided suggests that no significant, adverse environmental impacts would arise from this development.

(c) **Full Planning Permission for Erection of 4 Dwellinghouses and Amendments to Access Road from Previously Approved APP/2017/0050 at OP1 Site, Nethermill Development, Cruden Bay**

For: Claymore Homes, Aden Business Park, Newlands Road, Mintlaw  
**Reference No: APP/2019/0626**

The Committee **agreed:-**

- (1) to Grant Full Planning Permission subject to the following conditions:-

01. No works in connection with the development hereby approved shall commence unless an investigation of the site has been undertaken in accordance with BS 10175:2011+A2:2017 - 'Investigation of Potentially Contaminated Sites - Code of Practice' and a report of that investigation has been submitted to and approved in writing by the Planning Authority.

Where it is determined by the site investigation report that remediation of the site is required no works in connection with the development hereby approved shall commence unless a remedial scheme has been submitted to and approved in writing by the Planning Authority. The development hereby approved shall not be brought into use unless the approved scheme of remediation has been carried out in its entirety and a validation report has been submitted to and approved in writing by the planning authority.

Any areas of hardstanding, clean cover or other such barriers within the application site boundary that are included within the approved scheme of remediation and are required to break one or more pollutant linkages shall be permanently retained as such and shall not be disturbed without the prior written approval of the planning authority.

Reason: In order to ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

02. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
  - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

03. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

04. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

05. The development shall be served in accordance with the approved drawings and the following details:
- a) The maximum gradient of the first 5 metres of the access must not exceed 1 in 20.

- b) Prior to occupancy of each individual dwellinghouse, the first 5 metres of the driveway access pertaining to that house (measured from edge of road or back of footway) shall be fully paved, and once provided shall be retained in perpetuity.
- c) Prior to occupancy of each individual dwellinghouse, off-street parking for 3 cars, surfaced in hard standing materials shall be provided within the curtilage of the dwellinghouse the parking pertains to, and once provided shall be retained in perpetuity.
- d) Prior to the commencement of development, visibility splays measuring 9.0 metres by 120 metres to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
- e) Prior to each individual dwellinghouse, a drop kerb footway crossing must be formed at the new driveway with the public road.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

06. No residential unit hereby approved shall be occupied until all roads, footpaths, parking and turning areas have been completed to a minimum of bottoming and binder course level to serve the development hereby approved from the adopted road to the driveway, in accordance with the Council's Standards for Road Construction Consent and Adoption.

Reason: To ensure the provision of a means of access and turning space to an adequate standard in the interest of road safety.

07. No development, including land raising shall take place on any part of the site which lies below 15 m Above Ordnance Datum.

Reason: To protect people and property from flood risk in accordance with Scottish Planning Policy and Policy C4 Flooding.

08. Prior to the occupation of any dwellinghouse in each phase, the SUDS for that phase shall be provided in accordance with the approved details under the wider planning application APP/2017/0050. These details are contained within:

Drainage Assessment, GMC surveys, dated - 2 December 2016, job no 01027 Rev A.  
'Basin 1 to South of Development', GMC surveys, Drawing No. 914, dated - March 2017

'Basin 2 to North West of Development', GMC surveys, Drawing No. 915, dated - March 2017

'Basin 3', GMC surveys, Drawing No. 916, dated - March 2017

The SUDS shall be provided in accordance with these plans unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of the amenity of the properties within the development and those surrounding the site, and in the interests of Flood Prevention

- (2) the reason for departing from the Aberdeenshire Local Development Plan as follows –
01. The proposed residential dwellings are acceptable in principle under Policy H1 Housing land, as it is within a wider allocated site for residential development within the Aberdeenshire Local Development Plan 2017. The proposal does not significantly alter the overall development and does not result in any significant loss of residential amenity or impact on the character of the area, which is acceptable under Policy P1, Layout, siting and design. The proposed road junction is an acceptable departure from the Settlement Statement, and Masterplan, for the wider OP1 and OP2 sites, noting that it will not cause any road safety implications and will not stymie the delivery of allocated sites. The application, subject to conditions, is in accordance with all other relevant policies of the Aberdeenshire Local Development Plan 2017.