

ABERDEENSHIRE COUNCIL

FORMARTINE AREA COMMITTEE

THE KIRK CENTRE, STATION ROAD, ELLON, 30 JUNE 2015

Present: Councillors R Merson, I Davidson, A Duncan, J Gifford, P Johnston (Items 1 to 12), A Norrie, G Owen, E A Robertson, C Shand and R Thomson (Items 1 to 9).

Apologies: Councillor A Hendry.

Officers: E Brown (Area Manager, Formartine), C Robertson (Committee Officer, Formartine), M Ingram (Senior Solicitor, Legal and Governance), J Savege (Chief Executive), R Gray (Head of Service, Planning & Building Standards, Infrastructure Services), N Stewart (Principal Officer, Local Bus Services, Infrastructure Services), J White (Senior Planner, Infrastructure Services), A Ramsay (Senior Planner, Infrastructure Services), A Jones (Roads Engineer, Infrastructure Services), D Rennie (Business Development Executive, Infrastructure Services), K McDermott (Strategy Development Officer, Education and Children's Services), D Campbell (Formartine Community Planning Officer) and D Meldrum (Group Manager, Scottish Fire & Rescue Services).

PUBLIC QUESTION TIME

1. Question from Mr Tim Canning: In relation to the bus service being provided, what action will Councillors take to ensure that there is provision for those who wish to utilise the great new facilities at the new Ellon campus, but who cannot walk extended distances and do not drive?

Officers provided information on the bus services available to the new Ellon campus but also agreed to write out to Mr Canning with a full response.

2. Question from Ms Kathleen Lawson: In relation to the transportation budget, how much of the £61,750 is relative to primary school children within Ellon.

Officers agreed to write out to Ms Lawson with a response.

3. Question from Ms Tracey Fraser: In relation to primary school children, what can be done to reinstate the bus service for them and when will the parents be advised.

Officers agreed to write out to Ms Fraser with a response.

The Committee also **instructed** officers take a report back to Committee on the subject of school transportation, to be considered as an urgent item of business at the Vacation Committee.

1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked members if they had any interests to declare in terms of the Councillors' Code of Conduct.

Councillor Duncan declared an interest in Item 4B as he had corresponded with the applicant however, as he had not expressed an opinion, he did not feel this interest was clear and substantial and he indicated that he would take part in the debate of the item.

Councillor Norrie declared an interest in Item 4A as a family member was the neighbouring landowner but, as she did not feel this interest was clear and substantial, she indicated that she would take part in the debate of the item. She also declared an interest in Item 6 as the applicant was a family member but it was highlighted that this item was for noting only.

2. RESOLUTION

a) 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.
- (2) where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching its decision.

3. MINUTE OF MEETING OF 9 JUNE, 2015

The Committee had before them, and **approved** as a correct record, the minute of the meeting of 9 June, 2015.

4. PLANNING APPLICATIONS FOR DETERMINATION

The following planning applications were considered along with any objections and representations received in each case and were dealt with as recorded in **Appendix A**.

Reference	Description	Decision
A. APP/2015/0775	Full Planning Permission for Change of Use of Agricultural Storage Building to Class 6	Defer

(Storage and Distribution) at Site at Pittrichie, Oldmeldrum, Inverurie

- | | | | |
|-----------|---------------|---|-----------------|
| B. | APP/2015/1348 | Full Planning Permission for Erection of Dwellinghouse at Site adjacent & south of Parkhill, Turriff | Delegated Grant |
| C. | APP/2015/0873 | Full Planning Permission for Extension to provide Banqueting Accommodation and 6 No. Additional Hotel Rooms with Ancillary Leisure and Operational Facilities at MacLeod House, Trump International Golf Course, Balmedie | Delegated Grant |
| D. | APP/2015/1254 | Planning Permission in Principle for Erection of 3 No. Dwellinghouses and Garages with Associated Shared Access at Site to the South West of Wellbrae Terrace, Daviot | Delegated Grant |
| E. | APP/2015/1260 | Full Planning Permission for Erection of Dwellinghouse and Double Garage at Land adjacent to Mansewood, Woodhead, Fyvie, Turriff | Defer |

**5A. REVIEW DECISION NOTICE, LRB 265 - PLANNING REF:
APP/2014/1831 – LAND TO SOUTH OF UPPER LOOP COTTAGE,
AUCHTERLESS, TURRIFF**

There was circulated and was **noted**, Local Review Body Decision Notice 265, dated 9 June, 2015, advising of a decision to agree with the determination reviewed by it and refusing Full Planning Permission in accordance with the Appointed Officer's decision.

**5B. REVIEW DECISION NOTICE, LRB 268 - PLANNING REF:
APP/2014/3848 – SITE TO THE REAR OF THE OLD POST OFFICE
HOUSE, HIGHTOWN. COLLIESTON**

There was circulated and was **noted**, Local Review Body Decision Notice 268, dated 15 June, 2015, advising of a decision to agree with the determination reviewed by it and refusing Full Planning Permission in accordance with the Appointed Officer's decision.

**5C. REVIEW DECISION NOTICE, LRB 271 - PLANNING REF:
APP/2014/4222 – LAND AT UPPER MAINS, TURRIFF**

There was circulated and was **noted**, Local Review Body Decision Notice 271, dated 18 June, 2015, advising of a decision to agree with the determination reviewed by it and refusing Full Planning Permission in accordance with the Appointed Officer's decision.

**5D. REVIEW DECISION NOTICE, LRB 274 - PLANNING REF:
APP/2014/4081 – UNIT 6, CASTLE STREET, CASTLEPARK
INDUSTRIAL ESTATE, ELLON**

There was circulated and was **noted**, Local Review Body Decision Notice 274, dated 18 June, 2015, advising of a decision to agree with the determination reviewed by it and refusing Full Planning Permission in accordance with the Appointed Officer's decision.

**6. PLANNING APPEAL DECISION NOTICE – APP/2012/0272 – LAND
AT CAIRNHILL FARM, TURRIFF**

There was circulated and was **noted** an Appeal Decision Notice dated 22 June, 2015 advising that the reporter allowed the appeal and granted planning permission, subject to the conditions detailed at Schedule 1 of the notice.

**7. ECONOMIC ACTIVITY IN FORMARTINE – APRIL 2014 TO MARCH
2015**

There had been circulated a report dated 5 June, 2015 by the Director of Infrastructure Services which updated on the economic activity carried out within the Formartine area during the 2014/15 session.

During discussion, members asked whether volunteering opportunities were shared at recruitment fairs as well as paid employment; if assistance was provided to individuals in developing customer care skills; whether the apprenticeships offered were sustainable and provided a recognised qualification; if consideration had been given to encouraging those on fixed work patterns to be more flexible; how many businesses within Formartine had received support from the Survive and Thrive programme; in terms of fisheries, whether consideration had been given to fish processing being carried out within Formartine where there were appropriate industrial areas; whether the current water and sewerage restrictions at the Balmacassie industrial estate were progressing; if consideration had been given to tailoring university courses in this area to meet the demand for graduates required in this area; if an update could be provided on the Business Incubator programme; if future reports could demonstrate the impact that the economic activity in Formartine has had; for further information in relation to the change in Discretionary Rates Relief and the impact of this on local businesses; for information on the work carried out within schools and the Community Learning Development Team to ensure persons were work ready; for further information in relation to

broadband roll-out in the Turriff area; and whether there was a Chinese Initiative in Aberdeenshire.

Members also commented that there were opportunities within the third sector for social entrepreneurs; that a new distillery site was currently being sought, the criteria for which fitted much of Formartine; and that the return of the Ellon Farmers' Market was very much welcomed.

Thereafter, the Committee:-

- (1) **noted** the contents of the report,
- (2) **requested** feedback on the Business Incubator programme,
- (3) **instructed** officers to arrange a workshop within the Formartine area to allow more in-depth discussion on economic activity generally and to better understand the change in Discretionary Rates Relief and the impact that this is having on businesses within the area, and
- (4) **requested** that future reports demonstrate the impact that the economic activity in Formartine has had.

8. SCOTTISH FIRE AND RESCUE SERVICE STRATEGIC PLAN 2016 – 2019 DEVELOPMENT

There had been circulated a report dated 16 June, 2015 which updated on the progress of the new Fire and Rescue Service Strategic Plan which would be published by April, 2016.

During discussion, members asked whether additional information could be added to the 'How We Operate' diagram to reflect ward plans; for an update on the recruitment of part-time firefighters; whether the Fire Service were now responsible for responding to cardiac arrests; whether there were sufficient resources to respond to the predicted increase in aging population; and whether the fire equipment across all services in Scotland had been standardised.

Thereafter, the Committee:-

- (1) **acknowledged** the information contained within the report relating to the development of the Scottish Fire and Rescue Service Strategic Plan 2016-19,
- (2) **noted** that feedback should be provided to the stakeholder questions via the Local Senior Officer, and
- (3) **requested** that consideration be given to sharing the presentation appended to the report with the Transitional Leadership Group to allow discussion within that forum.

9. DEVELOPING ABERDEENSHIRE'S COMMUNITY LEARNING & DEVELOPMENT (CLD) PLAN

There had been circulated a report dated 10 June, 2015 by the Director of Education and Children's Services which updated on the progress of Aberdeenshire's Community Learning & Development (CLD) Plan.

During discussion, members asked if the service could demonstrate and evidence that the work being carried out made a difference; how the new process would empower people if there was no local finance or responsibility; how wider groups could get involved in the community; in terms of community capacity building, how the service were addressing any skills shortages; how basic capacity issues were being delivered; how often the service would be reporting back to Committee; whether Local Rural Partnerships were aware that they were part of CLD; whether information could be provided to members from the Formartine Local Learning Community Partnerships; whether the Area Manager was involved in the process; and how areas that were not entrenched within academy areas would be involved.

Thereafter, the committee:

- (1) **noted** the progress made in the formation of the Aberdeenshire Learning Communities Partnership and the roll-out of the local Learning Community Partnership model,
- (2) **noted** the process to submit the CLD plan in line with the Requirements for Community Learning and Development (Scotland) Regulations 2013,
- (3) **noted** the draft CLD Plan outline included as Appendix 2 to the report,
- (4) **requested** that officers provide two update reports per year on this subject to the Committee, and
- (5) **requested** that the Formartine Local Learning Community Partnerships feedback to the members at the appropriate time, via the Area Manager, with updates on the outcomes achieved.

10. FORMARTINE COMMUNITY PLAN 2013-2016 – SUMMARY MONITORING REPORT JUNE 2015

There had been circulated a report dated 17 June, 2015 by the Director of Communities which provided the members with an update on the progress of actions within the Formartine Community Plan 2013-2016 and detailed the development timeline for the forthcoming 2016-2019 Formartine Community Plan.

During discussion, members asked for an update on the delivery of a local action plan for Formartine, following the housing option and homelessness event in Aberdeenshire in May 2013 to deliver a local action plan for Formartine; whether there was an opportunity locally to meet and which organisations were invited, in relation to supporting and developing existing and new social enterprises; for detail of the outcomes in relation to community safety; whether action was being taken to replace the damaged banners in Turriff; and for further clarity on the affordable housing allocations and why these varied.

Thereafter, the Committee:-

- (1) **noted** the progress of actions within the Formartine Community Plan 2013-2016,
- (2) **noted** the development timeline for the 2016-2019 Formartine Community Plan,
- (3) **requested** that the Chair and Area Manager seek assurance that the draft Strategic Assessment would come to local areas for consultation in future, and
- (4) **instructed** officers to provide an explanation as to why affordable housing was not always set at 25% of every development.

11. COMMUNITIES SERVICE QUARTERLY EXCEPTION REPORTING JANUARY TO MARCH 2015 (ABERDEENSHIRE PERFORMS)

There had been circulated a report dated 5 June, 2015 by the Director of Communities which detailed exceptions in performance monitoring that were significantly above or below performance targets.

Further to consideration of the information provided, the Committee:-

- (1) **acknowledged** the positive performance achieved January to March, 2015 as identified in section 2.3 of the report,
- (2) **acknowledged** the exceptional performance achieved January to March, 2015 (Quarter 4) identified in Appendix 1 of the report,
- (3) **noted** the measures where performance was below expectations January to March, 2015 (Quarter 4) identified in Appendix 2 of the report,
- (4) **noted** the publication of the complete January to March, 2015 Performance Report on Ward Pages,
- (5) **instructed** the Director to continue to report, by exception, to Committee quarterly on performance measures against Service objective and six monthly on progress in delivering all aspects of the Service Plan, and

(6) provided the following **comments**:

- *Number of new affordable homes developed* - at present there's an insufficient number of homes being produced and there should be more consistency in asking for 25% of each development,
- *Children/Young People engaged with Throughcare and Aftercare service who were in Training, Education or Employment* – are we meeting the needs of the children/young people effectively and are they being engaged and influencing the process?
- *Overall percentage of Aberdeenshire households in fuel poverty* – could officers provide clarity on the reasons for fuel poverty, given that unemployment levels are very low in this area.

12. AREA COMMITTEE BUDGET 2015/2016

With reference to the Minute of Meeting of this Committee of 24 March, 2015 (Item 5), at which the broad allocation of the Area Committee Budget for 2015-16 was agreed, there was circulated a report dated 17 June, 2015 by the Director of Communities which detailed requests for funding that had been received from local groups.

Ellon Parkrun

An application was received which sought funding towards the formation of a 'parkrun' in Ellon. Parkruns currently ran across Scotland, England and Wales and were free, timed 5k runs held on Saturday mornings, organised by local volunteers. The initiative was supported centrally by a not-for-profit organisation.

After consideration of the information provided, the Committee **agreed to award £3,000.**

Newburgh Playgroup and 2's Group

Members were reminded that on 28 October, 2014, the Committee agreed to award £1,500 to the Newburgh Playgroup and 2's Group towards safe flooring and secure fencing for their outdoor area. Due to poor weather, the group were unable to carry out the works within the 2014-2015 period and the monies were recalled and reallocated to other projects within the area. An application was received which again sought funding towards the total project cost for the creation of the outdoor space / classroom. It was highlighted that due to its poor state of repair, the fencing had recently been replaced by the group as it had been a major safety issue. It was requested that the members consider this as a retrospective application due to the urgency of the works that had been required, in order to reimburse reserve funds and ensure continued sustainability.

After consideration of the information provided, the Committee **agreed to delegate authority to award £1,500** to the Area Manager, in consultation with the Chair, subject to clarification from the applicant that their balance of unrestricted funds was already committed.

Blackdog Resident Committee

An application was received for funding towards a sit on mower for grass cutting in the village park during the summer season. The landscaping of the park was completed under the Local Community Plan and the village were now keen to maintain the area. The group had sought insurance and had given consideration to the future maintenance of the equipment.

After consideration of the information provided, the Committee **agreed to delegated authority to award £2,556** to the Area Manager, in consultation with the Chair, subject to clarification that the settlement had not received any previous funding towards a mower and that the project did not fit the criteria for landfill tax credits. Should the project be eligible for landfill tax credits, it was agreed that only £256 should be awarded (as the 10% required for application to the initiative), subject to no previous funding having been awarded.

Ellon Pedal Car Race

An application was received which sought funding towards two additional pedal cars, the hire of the starting towers, additional banners and posters, an event programme and the hire of a PA system. The event relied heavily on the goodwill of participating organisations and sponsors to meet costs but required additional equipment and advertising in order to ensure the continued success of the event which, over the past three years, had raised £19,500 which had been distributed to worthy causes.

Further to consideration of the information provided, the Committee **refused** the application on the grounds that the event had received funding from the Area Committee Budget in a previous year. Members also suggested that the group should retain a certain level of funds each year in order to ensure sustainability.

Rothienorman Village Hall

An application was received for funding towards the installation of a bio-mass boiler and radiators in the preschool room, small hall and male and female toilets at the Rothienorman Village Hall.

After consideration of the information provided, the Committee **agreed to delegate authority to award £4,000** to the Area Manager, in consultation with

the Chair, subject to clarification from the applicant that Developer Obligation funding was not already available for this project.

Further, the Committee **agreed** that any outstanding monies within the Hospitality and Events budget, following the Inspiring Formartine event, should be transferred to the Area Plan/Community Planning budget.

13. STATEMENT OF OUTSTANDING BUSINESS

The Committee had before them and **noted** a report by the Formartine Area Manager, updating on matters that had previously been discussed by the Committee but remained to be resolved.

APPENDIX A

4A. Reference No: APP/2015/0775

Full Planning Permission for Change of Use of Agricultural Storage Building to Class 6 (Storage and Distribution) at Site at Pittrichie, Oldmeldrum, Inverurie, Aberdeenshire

Applicant: Mr Arthur Simmers
Agent: Case Consulting Ltd

The Senior Planner introduced the report which was recommended for approval.

During discussion, members confirmed that no noise impact assessment was required in relation to this application and requested further clarification on the justification of how an agricultural building was classed as disused or redundant under planning policy. It was also questioned whether Pittrichie Bungalow was in the ownership of the applicant.

The Committee agreed to defer oral representations from the objectors until after a site visit had taken place and thereafter **agreed** to **DEFER** consideration of the application for a **Site Visit**, to take place on 28 July, to allow Members to assess the application within the setting of the site and to consider the concerns that have been raised in relation to access. The application would come back to Committee on 1 September for determination.

4B. Reference No: APP/2015/1348

Full Planning Permission for Erection of Dwellinghouse at Site adjacent & South of Parkhill, Turriff

Applicant: Mr Gavin Cumming
Agent: John Wink Design

The Senior Planner introduced the report and the Committee heard an oral representation from the agent.

During discussion, members asked for clarification on why the site was not considered to be a gap site which would connect the other sites in the area and for further detail on the pre-application advice that had been given.

Thereafter, Councillor Robertson seconded by Councillor Norrie, **moved** that authority to grant Full Planning Permission should be delegated to the Head of Planning and Building Standards, subject to appropriate conditions, including that of landscaping, on the grounds that, on

balance, the proposed dwellinghouse was an appropriate addition to a cohesive group and therefore complied with Policy 3 Development in the countryside and associated supplementary guidance SG Rural Development 1: Housing and business development in the countryside; the siting and design of the proposed dwelling house were appropriate and the plot was a suitable size; and there would be no detrimental impact on the neighbouring properties or loss of amenity.

As an **amendment**, Councillor Johnson, seconded by Councillor Merson, **moved** that the application be refused in line with the recommendations contained within the report.

The members voted as follows:

For the Motion	8	Councillors Davidson, Duncan, Gifford, Norrie, Owen Robertson, Shand and Thomson.
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For the Amendment	2	Councillors Merson and Johnston.
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Therefore the **motion** was carried that authority to **grant** Full Planning Permission should be **delegated** to the Head of Planning and Building Standards, subject to appropriate conditions, including that of landscaping.

Further, the members **instructed** officers to bring a report back to Committee regarding pre-application advice, to ensure that there was an understanding of the process.

4C. Reference No: APP/2015/0873

Full Planning Permission for Extension to Provide Banqueting Accommodation and 6 No. Additional Hotel Rooms with Ancillary Leisure and Operational Facilities at MacLeod House, Trump International Golf Course, Balmedie, Aberdeenshire, AB23 8YE

Applicant: Trump International Golf Links Scotland

Agent: CMS Cameron McKenna LLP

The Senior Planner introduced the report and the Committee heard an oral representation from the agent.

During discussion, members asked if it was appropriate to depart from the current masterplan and asked when a new masterplan could be expected; whether there were implications for the listed building and what comments had been received from Historic Scotland; and if the new designs had gone back to the Aberdeen City and Shire Design Review Panel. Concerns were raised about whether there was sufficient parking provision and members asked if consideration had been given to

overspill parking or a traffic management strategy to deal with this. While a further concern was raised about the design of the proposed extension, the majority of members were supportive of the application and were pleased to see the estate developing.

Following debate, and after requesting that officers liaise with the applicant to ensure that the granite finish on the extension was sympathetic to the existing building, the Committee **agreed** that authority to **grant** Full Planning Permission should be **delegated** to the Head of Planning and Building Standards, subject to:-

1. The conclusion of Developer Obligations, and
2. The following conditions:

01. That no development in connection with the planning permission hereby approved shall take place unless full details of the proposed means of disposal of surface water from the development, including the car park have been submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, surface water shall be disposed of via the use of Sustainable Urban Drainage Systems and the development shall not be occupied/brought into use unless the agreed drainage system has been provided in its entirety and maintained thereafter throughout the lifetime of the consent in accordance with the approved maintenance scheme.

Reason: To ensure the provision of an acceptable drainage system in the interests of the amenity of the area.

02. That no development in connection with the development hereby approved shall take place unless full details of any external lighting have been submitted to and approved in writing by the Planning Authority. Thereafter, the lighting scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the amenities of the surrounding properties and road safety.

03. That no works in connection with the permission hereby approved shall commence unless a detailed site-specific Construction Method Statement and related site plan has been submitted to and approved in writing by the Planning Authority. The construction method statement shall cover issues such as HGV access points, stock pile storage, ground striping and timing of work, concrete wash out areas, wheel wash stations, welfare facilities and full details on construction stage SUDS. All works on site must be undertaken in accordance with the approved CMS unless otherwise agreed in writing with the Planning Authority.

Reason: In order to minimise the impacts of necessary construction works on the environment.

04. That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
- i. Existing landscape features and vegetation to be retained.
 - ii. The location of new trees/shrubs/hedges/grassed areas/water features.
 - iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
 - iv. The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment.
 - v. An indication of existing trees, shrubs and hedges to be removed.
 - vi. A programme for the completion and subsequent maintenance of the proposed landscaping.
 - vii. Details of tree protection areas and no-dig methods of construction for the car park area.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

05. Prior to the commencement of development, a sample, details/specification and colour of the following elements of the proposed external finish of the development shall be submitted to and approved in writing by the Planning Authority:

- Wall finish
- Roof finish

Reason: In the interests of the appearance of the development and the visual amenities of the area, to ensure that the external finishing materials are appropriate to the character of the Listed Building.

06. No development shall commence until a scheme for the storage of refuse and recycling within the application site has been submitted to, and approved in writing by the Planning Authority. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

Reason: To ensure that suitable provision is made for the storage of communal waste and recycling bins.

07. That prior to the occupation of the building hereby approved, the development must connect to the Scottish Water public sewer.

Reason: To ensure the development connects to the public sewerage system.

08. No demolition or development shall take place prior to a photographic survey being undertaken by the developer and approved by the Planning Authority. All external elevations, together with the setting of the building, and any unusual feature/s, shall be photographed and clearly annotated on a plan. Photographs, which should be digital files (jpeg, tiff, pdf) submitted by email, on CD or via online file sharing services, shall be clearly marked with place name for identification, national grid reference and planning reference and deposited with the Archaeology Service for addition into the local Sites and Monuments Record.

Reason: To ensure a historic record of the building.

Reason for Decision

It is considered that the development accords with the relevant policies of the Aberdeenshire Local Development Plan 2012, in that the proposal will not unacceptably impact on the character of the landscape and the scale and design will not have a detrimental impact on the character and amenity of the built environment of the surrounding area.

4D. Reference No: APP/2015/1254

Planning Permission in Principle for Erection of 3 No. Dwellinghouses and Garages with Associated Shared Access at Site to the South West of Wellbrae Terrace, Daviot, Inverurie, Aberdeenshire

Applicant: Messrs John A Sleigh

Agent: William Lippe Architects Ltd

The Senior Planner introduced the report which was recommended for approval.

During discussion, members asked for clarification on whether the site was on prime agricultural land; whether the access was from an unclassified road; whether there were any proposed connections to the village for pedestrians and if there was potential for the vacant land adjoining the site to be utilised to provide pedestrian access; if a response had been received from Scottish Water; and for clarification of the sites included within the organic growth allocation within Daviot. Officers confirmed that the H1 site was within the settlement boundary and therefore did not count towards the organic growth allocation.

Following debate, and after requesting that officers liaise with the applicant to negotiate what could be provided in terms of pedestrian access from the site to the village centre, the Committee **agreed** that authority to **grant** Planning Permission in Principle be **delegated** to the Head of Planning and Building Standards subject to:-

- a) The conclusion of the developer obligations, and
- b) The following conditions:

01. Prior to the construction of any dwellinghouses an Energy Statement applicable to that dwellinghouses must be submitted to and approved in writing by the Planning Authority, including the following items:

- (i) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
- (ii) 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 the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments. (In this case the development will achieve at least a Bronze Active rating under Section 7 of the Building Standards Technical Handbook).

The development shall not be occupied unless it has been carried out 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 the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

02. The development shall be served in accordance with the approved drawings and the following details:

- a) The maximum gradient of the first 5m of the access must not exceed 1 in 20.
- b) Prior to occupancy of development, the first 5m of access (measured from edge of road or back of footway) to be fully paved.
- c) Prior to occupancy of development, parking spaces, surfaced in hard standing materials shall be provided within the site.
- d) Prior to commencement of development, visibility splays measuring 2.4m by 120m 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 occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from being windblown. Details must be submitted to Roads Development for approval.
- f) Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.

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.

03. That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- i. Existing landscape features and vegetation to be retained.
- ii. The location of new trees/shrubs/hedges/grassed areas/water features.
- iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.

- iv. The location, design and materials of all hard landscaping works including walls, fences and gates.
- v. An indication of existing trees, shrubs and hedges to be removed.
- vi. A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

Reason for Decision

The proposal complies with the relevant policies of the Aberdeenshire Local Development Plan 2012 and is therefore considered acceptable.

4E. Reference No: APP/2015/1260

Full Planning Permission for Erection of Dwellinghouse and Double Garage at Land adjacent to Mansewood, Woodhead, Fyvie, Turriff, AB53 8PB

Applicant: Mr & Mrs J & S Stupart
Agent: Architeco

The Senior Planner introduced the report which was recommended for approval.

During discussion, members asked if the Senior Planner had photographs of the tree belt which could be shown and asked whether the Planning Department were aware of ongoing investigations by Environmental Health into drainage issues in the area.

Thereafter, the Committee **agreed** to **defer** consideration of the application until the conclusion of investigations by Environmental Health into the drainage issues within the neighbouring field.