

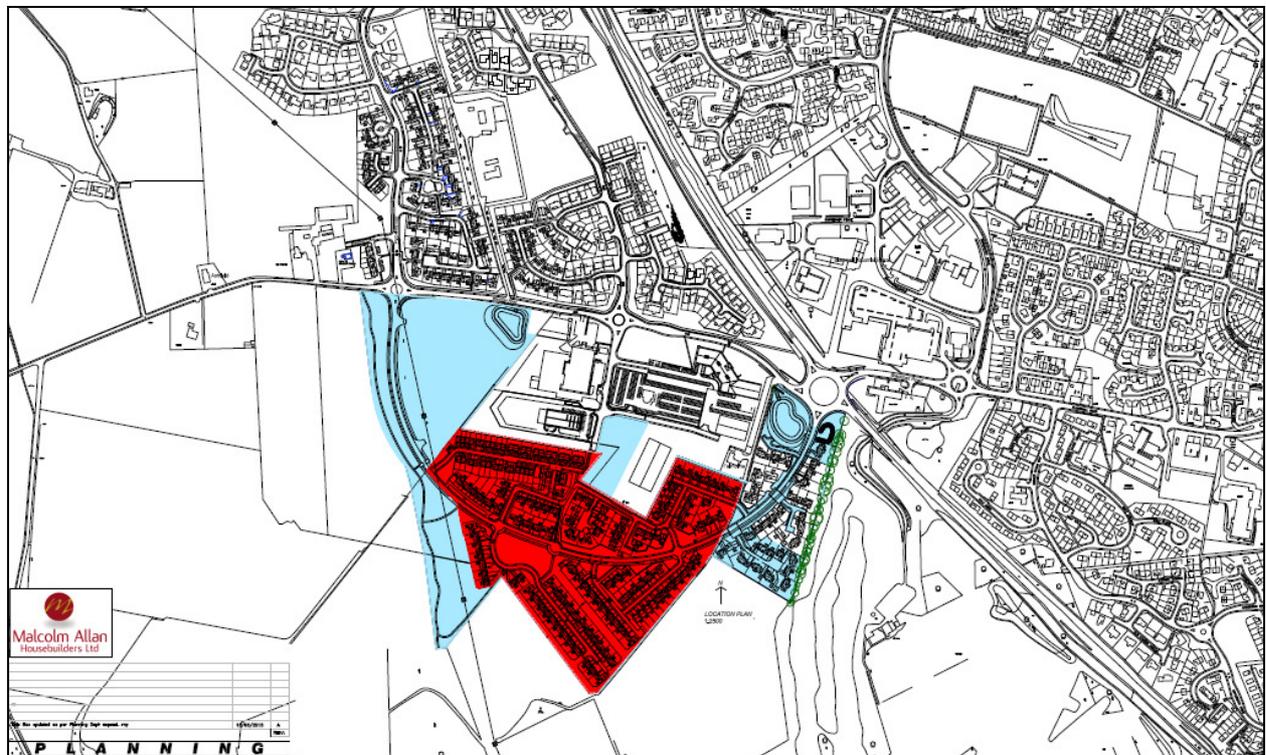
## Garioch Area Committee Report – 23 February 2016

Reference No: APP/2015/1656

**Full Planning Permission For Erection of 176 No. Dwellinghouses and Flats (Change of House Types and Amendment to Siting and Plot Layouts for Plots 38-221 of Application Ref. APP/2011/2682) (Revised Design of Affordable Units) at Westgate South Residential Development, Blackhall Road, Inverurie**

**Applicant: Malcolm Allan Housebuilders Ltd**  
**Agent: TCD Architects**

Grid Ref:	E:375720 N:821304
Ward No. and Name:	W11 - Inverurie And District
Application Type:	Full Planning Permission
Representations:	None
Consultations:	11
Relevant Proposals Map:	Inverurie Settlement Statement
Designations:	EH3
Complies with Development Plans:	Yes
Main Recommendation:	Delegated Grant



**NOT TO SCALE**

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## 1. Reason for Report

- 1.1 The application is being referred to Area Committee because the application is for a Major Development.

## 2. Background and Proposal

- 2.1 The application seeks full planning permission for the erection of 176 dwellinghouses and flats at Westgate South residential development. The site is located on the western periphery of the main settlement of Inverurie; and the application relates to the change of house types and amendments to site boundaries at plots 38-221. The original planning application was granted in 2013 and since then a number of planning applications have been approved for changes to layout and design; a number of plots having been deleted through the course of later applications. This application relates to phases 2, 3 & 4 of the development as well as to part of phase 1. However, phase 1 is now substantially complete with approximately thirty five dwellinghouses built.
- 2.2 Changes proposed relate to amended house designs and variations to layout and plot boundaries. The design changes are within all plots in phases 2-4 including the affordable units; some changes also relate to plots in phase 1. The changes involve minor amendments to previously approved house types as well as the introduction of new house designs. The most significant changes are in phases 2 & 4; the affordable housing is included within phase 4. Changes to the overall layout also includes the introduction of a landscape strip within phase 2C to the rear boundaries of plots 176-198. This strip of land measures 13m in width and was introduced due to the contours at this part of the site, the land drops by almost 6m at a 25 degree angle towards the north. It is proposed that there will be areas of soft landscaping along this strip of land and between the properties. Other changes to house layout and design within this section of development have recently gained approval under separate planning applications. A significant amount of land movement will be required in order to change levels to allow for the development within the contours of the land and to accommodate the road infrastructure and housing. However, the proposal also involves working with the contours of the site wherever possible. The majority of the ground work was approved under the first and then subsequent planning applications.
- 2.3 Changes in plot boundaries do not result in the loss of any public open space. Plot sizes are relatively unchanged. Private garden ground for the mainstream housing is no less than 90sqm and for many of the plots is significantly greater. Private garden ground for the affordable units are no less than 80sqm, as per already approved. Bedroom numbers for the proposed houses are between two and four. The majority of house types are already approved within the development although minor changes are proposed to a number of house types and the introduction of some new house types is proposed. The mix of house types currently proposed is as follows:

### House types approved under previous applications and amendments

House type (affordable house types shaded grey)	Plots	Amendments
Hallforest Extended (2 bedroom)	156 and 157	Minor changes to ground floor construction

Muirallan (2 bedroom)	75	Internal layout and ground floor construction altered
Benallan SL (3 bedroom)	44,45,52,71,76,77,82,83,87,181-183,196,197,207,219,220	House dimensions and ground floor construction altered
Blairallan SL (3 bedroom)	42,43,86,91,94,155,160,161,165,166,182,183,191,192,198,203,208,211,217	House dimensions and ground floor construction altered.
Blairallan Mod 01	61,62	House dimensions and window configuration.
Strathallan SL (3 bedroom)	47,48,51,53,72,74,88,89,213,214	House dimensions and ground floor construction altered
Strathallan Plus SL (3 bedroom)	84,85,92,93,164,188,194,195,200,201,209,210,215,216,218	House dimensions and ground floor construction altered.
Valeallan (3 bedroom)	56,57,69,70,171-174	Internal layout and ground floor construction altered
Kirkallan SG (4 bedroom)	40,63,90,95,163,185,212,221	Ground floor construction altered
Kirkallan DG (4 bedroom)	46,78,81,187	Ground floor construction altered
Kirkallan Mod 01	154,162	Change of floor construction
Glenallan SL (4 bedroom)	49	House dimensions and ground floor construction altered
Glenallan Plus(4 bedroom)	39,79,80,154A,,158,167,190	Ground floor construction altered
Inverallan (4 bedroom)	59	Ground floor construction altered
Uryallan (4 bedroom)	64,67,68	House dimensions and ground floor construction altered
Daleallan (4 bedroom)	41,55,58,65,66,169,170	Internal layout and ground floor construction altered
Cairnallan (4 bedroom)	186	No changes
Elphinstone (1 bedroom bungalow)	114,115	Internal layout and ground floor construction altered
Hallforest (2 bedroom)	104,105,148-149	Increase from 1 1/3 to 2 storey
Hallforest (3 bedroom)	96,97,100,101,106-109,144-147,150-153	Increase from 1 1/3 to 2 storey
Hallforest (4 bedroom)	98,99,102,103	Increase from 1 1/3 to 2 storey
Harlaw (1 bedroom flats)	110-113,128-131,136-139	Increase from 1 1/3 to 2 storey
Harlaw (2 bedroom flats)	117-127,132-135,140-143	Increase from 1 1/3 to 2 storey

## New house types

<b>House types</b>	<b>Plots</b>	<b>Description</b>
Bungalow detached garage (2 bedroom)	179,181	Simple rectangular design with pitched roof and rear patio doors. Gross floor area of just over 90sqm. Double detached garage with pitched roof shared between both plots.
Bungalow integral garage (2 bedroom)	177,178,182,183	Design as above but with an integral garage and rear sun lounge.
Bungalow integral garage (3 bedroom)	175,184,185	'L' shaped footprint with pitched roof, integral garage and rear patio doors. Gross floor area of 125sqm.

2.4 Proposed materials are in keeping with those approved already within the wider development, with concrete roof tiles, dry-dash render, timber windows and doors. The colour palette proposed is to match the houses approved and those already built. Boundary treatment is to be a mix of drystone dykes and timber fencing. The majority of fencing is to be 1.8m rear boundary fencing with front boundary treatment being a mix of 0.3m and 0.9m timber fencing. Elevation drawings of boundary treatment have not been provided. The proposed layout and design changes do not result in significant differences in relation to distance from windows to boundaries; distances generally remain between 10m and 12m. Open space provision was agreed at the time of the original planning application and this has not significantly changed through any of the subsequent planning applications; no change is proposed under the current application. Overall and in relation to the current application site the provision of open space (including usable areas of community landscaping) is just over 4Ha which is just under 40% of the overall site. No change is proposed to the site access or drainage arrangements which were approved under the original planning application and are current being implemented through phase 1.

2.5 The planning history on the site is as follows:

- APP/2011/2682 - Erection of 221 residential units – approved August 2013
- APP/2013/3665 - Variation of condition 9 (Occupation) of Planning Permission Reference APP/2011/2682 – granted March 2014
- APP/2013/2794 - Change of house types – approved November 2013
- APP/2014/2959 – Change house types plots 154-156 – approved July 2015
- APP/2015/3701 – Change of house types and erection of four additional houses plots 158 – 162A – approved February 2016.

## **3. Representations**

3.1 No valid letters of representation have been received.

## 4. Consultations

### Internal

- 4.1 **Business Services (Developer Obligations)** comments that all obligations are covered by a previous variation to the Section 75 agreement and nothing further is required in respect of this application.
- 4.2 **Infrastructure Services (Environmental Health)** requests that a condition be added to any permission with regard to the construction of sound barrier fencing along the northern boundary of plots 120 to 153, in line with condition 3 of planning permission APP/2011/2682.
- 4.3 **Infrastructure Service (Flood Prevention and Coastal Protection)** comments that as nothing with regard to the drainage proposals has changed, it has no further comment. It has previously suggested that the Planning Service could confirm with Fairhurst, the status of the Scottish Water Technical Approval, including the eventual adoption of the detention basins. This can be dealt with as a separate issue and does not have bearing on the specifics of this application. It also suggests that there may be a requirement for additional cut-off drains along the western boundary to prevent surface water flooding into back gardens (Plots 199 to 221) and ask that this is given further consideration; this can be added as an informative to any permission.
- 4.4 **Infrastructure Services (Housing)** commented in relation to the proposed change of tenure within the affordable housing provision and have confirmed that it is supportive of the changes. On the basis of this, consultation with the Council's Legal Section took place, which confirmed that these changes would require to be written into an updated Section 75.
- 4.5 **Infrastructure Services (Landscape Services)** at the time of writing had not commented. However, Landscape Services is no longer taking on maintenance responsibilities for open space and landscaping within new developments. Maintenance responsibilities will therefore come down to a factoring arrangement.
- 4.6 **Infrastructure Services (Roads Development)** does not object to the proposal and request a condition relating to parking.
- 4.7 **Infrastructure Services (Transportation)** commented that given the type and scale of proposed changes, it has nothing further to add.
- 4.8 **Infrastructure Services (Waste Management)** at the time of writing had not commented.

### External

- 4.9 **Scottish Environmental Protection Agency (SEPA)** comments that given the type and scale of changes proposed, it has no comment to make.
- 4.10 **Scottish Water** at the time of writing had not commented.
- 4.11 **Transport Scotland** requests that a planning condition regarding the upgrades to the Port Elphinstone roundabout, which was added to the original permission, be carried forward to any new permission.

## **5. Relevant Planning Policies**

### **5.1 Scottish Planning Policy**

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

### **5.2 Aberdeen City and Shire Strategic Development Plan 2014**

The purpose of this Strategic Development Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

### **5.3 Aberdeenshire Local Development Plan 2012**

Policy 6: Affordable Housing  
SG Affordable Housing 1: Affordable Housing

Policy 8: Layout, siting and design of new development  
SG LSD2: Layout, siting and design of new development  
SG LSD5: Public Open Space  
SG LSD11: Carbon neutrality in new development

Policy 9: Developer Contributions  
SG Developer Contributions 1: Developer Contributions  
SG Developer Contributions 2: Access to new development  
SG Developer Contributions3: Water and waste water drainage infrastructure  
SG Developer Contributions4: Waste management requirements for new development

## 5.4 Other Material Considerations

Current planning approval – APP/2011/2682  
Designing Streets: A Policy Statement for Scotland  
Planning Advice: 6/2012 Layout Siting and Design or New Development

## 6. **Discussion**

6.1 The principle of residential development on the site has been established under the previously consented planning application which is now in the process of being implemented; as well as through the original allocation in the Local Development Plan and previous Local Plan. Therefore, the proposal for amendments to layout and design in relation to plots 38-221 must be considered in terms of the main planning considerations which are:

- whether the layout and design is appropriate in terms of what is already approved and built within the site; and
- whether there is likely to be any significant loss of amenity as a result of the changes; and
- whether the site can be serviced by the required infrastructure.

### Affordable Housing

6.2 The provision of affordable housing is consistent with what was approved at the time of the original planning application, although the proposed tenure has changed slightly. Business Services (Developer Obligations) and Infrastructure Services (Housing) have confirmed that they are happy with the provision; with Housing conforming that it welcomes the change in proposed tenure. The change to tenure is likely to require minor amendments to the current Section 75; this can be dealt with by way of a delegated matter.

### Layout siting and design

6.3 In terms of the proposed changes to layout within the overall site, changes are minimal, with many changes having already taken place under previously approved applications. The most significant change is the introduction of a landscape strip along a stretch of land between plots 176-198. As discussed, this has been introduced as a result of the site levels, it is unlikely that this space will be usable due to the gradient and will act only as a landscape feature within the development. Furthermore, this area of land will be well overlooked by the properties to the south which are at a significantly higher level. This further reduces any concerns about the safety of this area of the development. This area of land also introduces an additional area of screening between the properties and will reduce levels of passive overlooking from windows into private garden areas. As discussed this application does not propose any reduction in open space, the level of open space within the application site is just below the 40% requirement set out in Policy 8 and SG LSD5 however, the level of open space was agreed under the original application and given provision is close to the 40% requirement, this is felt to be acceptable.

6.4 The minor changes to existing house types is considered acceptable and in keeping with what has already been approved and built within the

development. The changes proposed retain an appropriate mix of tenure of house type. The changes proposed to the affordable units which include the houses increasing from a 1¾ storeys to two storeys is considered acceptable and further adds to the mix of house types within the development. The inclusion of smaller bungalows is likewise considered appropriate and will contribute to the provision of property types in short supply within the wider Inverurie area. Proposed materials are in keeping with what has been approved and already built however, a condition can be added requiring the submission of final details.

- 6.5 The revision to boundaries in conjunction with the repositioning of houses within plots has been considered. As outlined, the distance of windows from boundaries is felt to be in line with good practice guidance, where there is a shortfall this is because there are other forms of screening provided in the form of soft landscaping or open space. Boundary treatment is felt to be acceptable and in keeping with what is already approved and built, the final specifications of this can be conditioned. Proposed landscaping details have been provided, however, as these were received later in the process Infrastructure Services (Environment) is yet to formally comment on the mix of species, this can be dealt with by way of a delegated matter. In general the layout and level of landscaping provision is acceptable. Infrastructure Services (Environmental Health) has requested that a condition be added (as per the original approval) regarding the provision of sound barrier fencing along the northern boundary in order to protect the amenity of residents located near the boundary between the site and the adjacent business land. A condition can be added in this regard, requiring full details and final location of the fencing prior to occupancy. Overall the proposal is considered acceptable under the terms of Policy 8 and SG LSD 2 and 5.

#### Infrastructure

- 6.6 No changes are proposed to the access or parking provision and Infrastructure Services (Roads Development and Transportation) have raised no concerns. Transport Scotland has requested that a condition be added which secures the upgrades to the Port Elphinstone roundabout, this relates to a condition that was attached to the original approval and has been carried forward in all subsequent planning applications; this will be added as a condition to any approval given.
- 6.7 No changes are proposed to drainage and water provision, these are still considered to be acceptable and in line with the original approval. Infrastructure Services (Flood Prevention and Coastal Protection) has requested an informative relating to drains along the western boundary. As outlined above, Infrastructure Services (Waste Management) has not commented however, the final position regarding waste provision can be dealt with by way of a delegated matter. Overall the proposal is acceptable in terms of Policy 9 and SG DC 2, 3 and 4.

#### Phasing

- 6.8 The site forms part of the EH3 site in the Aberdeenshire Local Development Plan: Garioch Settlement Statement and has been carried forward as existing housing land from the previous Local Plan. An updated phasing plan has been submitted showing the remainder of the development being carried out in four phases however, phase one is now substantially complete with many

of the houses occupied. An updated planning condition can be added in order to secure that the development is carried out in accordance with the agreed phasing.

### Planning conditions

- 6.9 A number of planning conditions have been carried forward and updated from the original permission with some new conditions added to reflect updated guidance and procedures. Where conditions have not been carried forward this is because they have been purified under the previous consent or because they relate specifically to phase 1.

### Conclusion

- 6.10 In conclusion, the revisions to layout and design within Westgate South residential development are considered to be acceptable. Affordable housing provision is acceptable and in line with Policy 6 and SG Affordable Housing 1. The final layout and design proposals are considered to be acceptable in the context of Policy 8 SG LSD 2 and 5. Access and servicing within the site is not to change from that which is already approved and is still consistent, subject to final delegated matters, with Policy 9 SG Developer Contributions 2, 3 and 4. There are no material planning considerations which indicate that the application should be refused.

## **7. Area Implications**

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

## **8. Equalities and Financial Implications**

- 8.1 An equality impact assessment is not required because the grant of permission in this case would not have a differential effect on the protected characteristics of anyone.

## **9. Sustainability Implications**

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

## **10. Departures, Notifications and Referrals**

### 10.1 Strategic Development Plan Departures

None

### 10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.

- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to the Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

## 11. Recommendation

### 11.1 That authority to GRANT Full Planning Permission be delegated to the Head of Planning and Building Standards subject to:-

- a) **variation and conclusion of the legal agreement in relation to final tenure of affordable housing;**
- b) **a satisfactory consultation response from Infrastructure Services (Environment);**
- c) **a satisfactory consultation response from Infrastructure Services (Waste Management);**
- d) **any conditions arising from the above; and**
- e) **the following conditions:**

1. The development hereby approved shall be carried out in full accordance with the approved Phasing Plan (drawing number 100-con Rev B) and as detailed below, unless otherwise agreed in writing by the Planning Authority:

- Units in phase 2A cannot begin until 40 units (of 54 in total) of phase 1 have been constructed;
- Units in phase 2B and 2C cannot begin until all of phase 1 has been constructed;
- Units in phase 3 cannot begin until 41 of the units (of 55 in total) in phase 2C have been constructed and all of the units within phase 2A and 2B have been completed;
- Units in phase 4 cannot begin until all of the units in phase 2C have been completed.

Reason: To ensure the timeous provision of different, inter-related parts of the development and to retain control of the development.

2. Prior to the construction of any dwellinghouse(s), full details applicable to that dwellinghouse(s) including specification/colour of the following elements of the proposed external finish of the dwellinghouse(s) shall be submitted to and approved in writing by the Planning Authority:

- Wall finish
- Roof finish
- Design and finish of the windows/doors/garage doors/rooflights.
- Stain or colour of the timber cladding/windows/doors.

The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

3. No dwellinghouse(s) hereby approved shall be occupied until full details of all boundary treatments including fencing, walls and retaining walls applicable to that dwellinghouse(s) have been submitted to and approved in writing by the Planning Authority. Plans shall be provided to illustrate the following details:
  - (a) Location of all boundaries by means of an annotated plan;
  - (b) Type, height and design of all boundary treatments of all dwellinghouses. For plots 120 to 153 inclusive, their northern boundary shall consist of a 1.8 metre high sound barrier fence formed of closely boarded fence panels
  - (c) The requirement that the rear garden area which is exposed to public view, from either public roadways or areas of public open space, are effectively screened;
  - (d) Details of the implementation timetable.

All boundary treatments applicable to the dwellinghouse(s) to be occupied shall be carried out in complete accordance with the approved details prior to the occupation of that said dwellinghouse(s). Once erected, the approved boundary treatments shall thereafter be permanently retained in accordance with the approved details.

Reason: In the interest of the appearance of the development, the visual amenities of the area and to protect the amenity of the occupiers of the residential properties.

4. Prior to the construction of any dwellinghouse(s) an Energy Statement applicable to that dwellinghouse(s) 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).

No dwellinghouse(s) shall 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.

5. Prior to the occupation of each dwellinghouse approved under this planning permission, the Residential Travel Pack approved under condition 2 of approved planning permission APP/2011/2682 shall be issued to the future occupants of the dwellinghouse to be occupied.

Reason: In the interests of sustainable transport and access.

6. Prior to the occupancy of the 51st dwellinghouse on the wider Westgate Residential Development as originally approved under APP/2011/2682, or any subsequent grant of planning permission for a change to this originally approved planning permission on the site, the modifications approved to the A96 north of the Port Elphinstone Roundabout as illustrated on drawing 101169/PED 01 as approved under APP/2013/3665, or any subsequent approved drawing in relation to the works shall be implemented to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason: To mitigate the adverse impact of the development on the safe and efficient operation of the trunk road.

7. That no residential unit in any phase of this development shall be occupied unless all roads, footpaths, parking and turning areas within and serving that phase of the development have been completed to the level of bottoming and binder course, including the access bellmouth and all turning heads in accordance with the Council's Standards for Road Construction Consent and Adoption. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

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

8. That within 6 months of the occupation of the penultimate residential unit in each phase of this development or upon the expiry of a period of three years from the date of the first residential unit to be occupied in each phase, whichever is the sooner, all roads, footpaths, parking and turning areas within and serving that phase of the development shall be completed to their final surface course specification in accordance with the Council's Standards for Road Construction Consent and Adoption. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

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

9. That the proposed drainage system for the development hereby approved shall be carried out in complete accordance with the Drainage Assessment prepared by Fairhurst and approved plans:

- 87161/2001 Rev F;
- 87161/2002 Rev E;

- 87151/2003 Rev E;
- 87161/2004 Rev C;
- 87161/2050 Rev B

The drainage system shall also be carried out in complete accordance with the plans approved under conditions 5 and 7 of approved planning permission APP/2011/2682:

- 87161/2005 Rev B
- 87161/2006 Rev C;
- 87161/2007 Rev C;
- 87161/2008 Rev B;
- 87161/2009 Rev B;
- 87161/2011 Rev A;
- 87161/2012;
- 87161/2014;

No dwellinghouse shall be occupied unless the approved drainage system has been implemented in this form, unless otherwise agreed in writing with the Planning Authority. Following provision of the drainage system it shall thereafter be maintained by the developers or their successors in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and maintained, in the interests of the amenity of the area.

10. 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 as otherwise 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.

## **11.2 Reason for Decision**

The proposal is consistent with the relevant policies of the Aberdeenshire Local Development Plan (2012), specifically policies 6, 8 and 9 along with all associated supplementary guidance. There are no material planning considerations which indicate that the application should be refused.

**Stephen Archer**  
**Director of Infrastructure Services**  
**Author: Clara Thompson**  
**Date: 08/02/2016**