

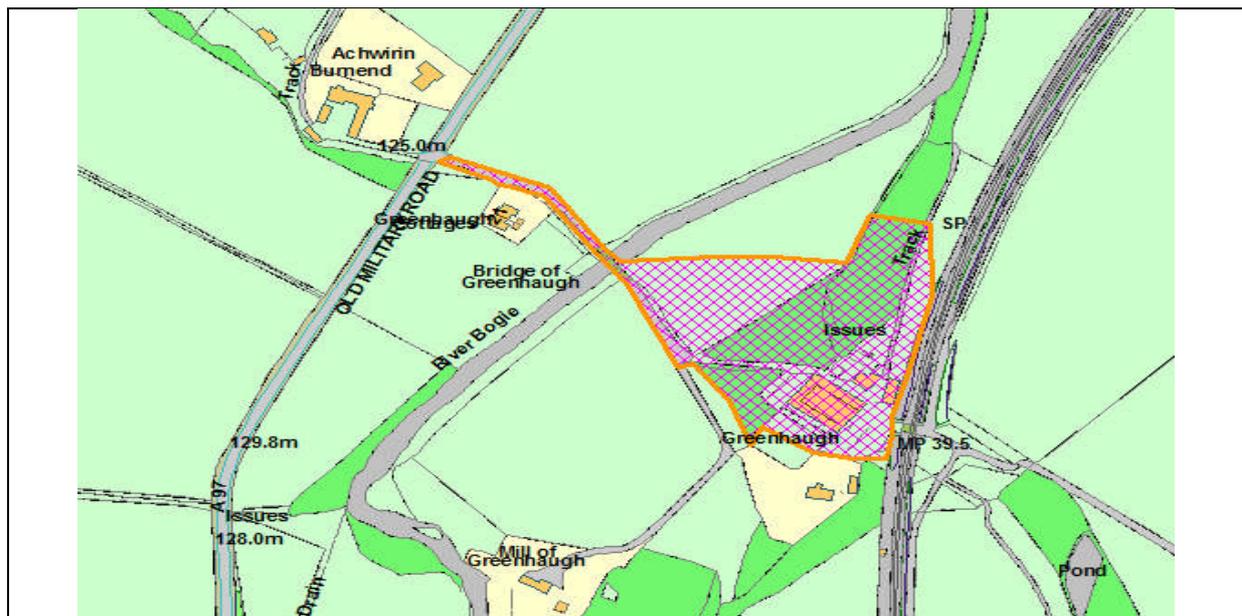
Marr Area Committee Report 14 June 2016

Reference No: APP/2015/3033

Full Planning Permission For Erection of No. 2 Dwellinghouses, Partial Demolition of Steading and Change of Use of Former Mill and Steading Building to form No.2 Dwellinghouses at Site at Greenhaugh, Huntly, Aberdeenshire, AB54 4PT

Applicant: K Stewart & Sons, Cocklarachy, Huntly
Agent: John Wink Design, Midtown of Foudland, Glens of Foudland, Huntly

Grid Ref: E:352013 N:838142
Ward No. and Name: W16 - Huntly, Strathbogie And Howe Of Alford
Application Type: Full Planning Permission
Representations: 0
Consultations: 9
Relevant Proposals: Aberdeenshire Local Development Plan
Map
Designations: Rural Housing Market Area
Complies with: Yes
Development Plans:
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 has been submitted by the partner of an elected member.

2. Background and Proposal

Application Site

- 2.1 The application site is a parcel of land comprising an existing shared access road, which includes a bridge across the River Bogie, and an existing group of part dilapidated and intact farm buildings at Greenhaugh, approximately 1km to the south of Huntly. The group of outbuildings is surrounded by pockets of mature trees to the north, south and west and is situated at a higher land level than the access road serving it, which heads eastwards from the A97. The Inverness to Aberdeen railway line adjoins the eastern boundary of the site, albeit it at a more elevated level than the land on which the farm buildings stand. The area of surrounding land to the site, excluding the railway line and Greenhaugh Cottages fall under the applicant's control.
- 2.2 The existing group of farm buildings comprises a traditional stone U-shape steading with infilled cattle court within the middle of the site; one traditional stone outbuilding to the north-west of the steading; the remains of a former mill to the north-east of the main steading; and a grey corrugated steel outbuilding near the foot of the railway line embankment. The remains of the former mill comprises two detached buildings in itself, which are part roofed and part not but most of the non-roofed element still comprises all remaining walls. All other buildings mentioned above retain original apertures and roofs.

Proposal

- 2.3 The application seeks Full Planning Permission (FPP) for the creation of 4 new detached dwellinghouses and Change of Use of land from agricultural to domestic. The development would be served by a private water supply and drainage system to dispose of foul and surface water, whilst the existing access to the site from the A97 would be used to serve all proposed dwellinghouses.
- 2.4 The proposed new dwellinghouses would be created by demolishing two-thirds of the U-shape steading and demolishing one stone outbuilding to the north-west of steading, as well as part of the former mill and the grey corrugated sheeted outbuilding. This would allow two new dwellinghouses to be erected along part of the part-demolished steading's footprint, whilst the remains of the U-shape steading would be converted to create one dwellinghouses, and the standing remains of the former mill would be converted to create a further dwellinghouse. Each proposed dwellinghouse would be served by its own parking spaces and private amenity ground. In addition, a shared open courtyard would be created to between the two new dwellinghouses and converted steading where the cattle court currently exists.

- 2.5 In terms of design, the new build houses on plots 1 and 2 would be one and a half storey in height - albeit orientated at differing angles. The principal elevation of each would be sited on the footprint of the part demolished steading and would share an adjoining stone wall that faces each house and encloses the garden space to each. The eaves and ridge height of both houses would be higher than those of the existing. This allows for the creation of floorspace within the roof and the subsequent creation of a dormer window, rooflights, flue pipe and windows within gables. The remainder of the house would be finished predominantly in painted smooth render and timber cladding around the main doorways in the plot 1 house. Windows and doors would be constructed from dark grey Alu-clad.
- 2.6 With regards to the proposed part steading conversion, this would involve raising the original eaves height slightly and adding a new pitched slate roof incorporating rooflights to create floor space within the roofspace. In addition, a single storey lean-to extension is proposed to be added to the south-west extension to provide a vestibule and utility roof whilst a subtle lean-to would be added to the north-east elevation to house a wood-burning stove. Some original doorway apertures would be fully and partially blocked-up on the north-east elevation using reclaimed stone to form outer walls and windows whilst some new apertures would be created on the south-west elevation to form ground floor windows. A large glazed gable would be formed into the north-west elevation. Both lean-to extensions would be finished in timber cladding whilst windows and doors would be constructed from dark grey Alu-clad.
- 2.7 The proposed mill conversion would also involve some minor alterations to the original building to form a split-level dwellinghouse that would be predominantly two storeys in height with a single storey element formed within one of the original buildings. This is largely dictated by the variable land level surrounding the steading. The eaves height of an existing single storey lean-to on north-east elevation would be raised above the original eaves height of the mill building which would tie into the main roof to form the main entrance hall to the house from the rear garden. Apart from that, the former mill building – excluding the adjoining hipped roof outhouse – would retain its primary original form. Most original apertures would be re-used to form windows and doorways. One original doorway would need to be partially blocked-up to create a window and a new window would be created within the south-east gable of the main building. Rooflights and a flue pipe would be incorporated into a new natural slate tiled roof for the house and associated car port/workshop building created from one of the retained outbuildings.

Supporting Information

- 2.8 The applicant has submitted the following documentation in support of the application:
- **Bat Survey** – The survey states that evidence of bats being present in the steadings to be demolished and altered, concluding that an EPS license would be required from Scottish Natural Heritage (SNH).

- **Phase 1 Contaminated Land desktop study** – Provides a written and diagrammatic analysis of the site’s historical evolution and details past uses and activities on the site. It concludes by stating there is a low risk of contaminants being present within the site.
- **Design Statement** – The document provides a written and diagrammatic analysis of the site and justification for the proposed design and layout scheme.
- **Drainage Information** – This incorporates a Drainage Plan outlining positions of drainage infrastructure within the site, specifically septic tanks and soakaways. In addition, Drainage Certificates have been provided for use of sub-surface foul and surface water soakaways for each site, including a combined sub-surface surface water soakaway for the steading and the proposed two new builds.
- **Photographic Structural Surveys** – This covers the former mill building and U-shape steading.
- **Supporting Statement** – Provides a written statement in support of the application which specifically addresses the requirements of Policy 3 and SG Rural Development1 in the ALDP 2012. In particular it presents an argument for how the proposed number of units should be considered an ‘exception’ whilst outlining reasons for why the buildings should be considered redundant for its original designed purpose.
- **Tree Survey** – Identifies all trees on and immediately adjoining the site, including their species, size and health in part. In addition, survey also outlines which of the trees are proposed to be retained and removed.
- **Vet’s statement** – A letter from Strathbogie Veterinary Centre Limited which states that the existing steadings are not suitable for housing cattle due to poor ventilation which can lead to Pneumonia.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

Internal

- 4.1 **Legal & Governance (Developer Obligations)** seek financial contributions towards local infrastructure, including affording housing.
- 4.2 **Infrastructure Services (Archaeology)** has no objection, subject to a Level 1 Standing Buildings Survey condition being applied to any subsequent consent.

- 4.3 **Infrastructure Services (Contaminated Land)** have confirmed the contents and conclusions of the submitted Phase 1 Environmental Desktop Study are considered to be satisfactory. No investigation is required but due to past activities it would be prudent to apply a formal note on any subsequent planning consent asking the developer contact the Contaminated Land Team immediately if any contamination is encountered during construction.
- 4.4 **Infrastructure Services (Environmental Health)** have a holding objection in place. No issues have arisen as a result of the development proximity to the Aberdeen-Inverness Railway Line, but the applicant has not supplied the required private water supply yield and water quality test certificates to demonstrate the existing private water supply could adequately serve each dwelling.
- 4.5 **Infrastructure Services (Environment Team)** have stated the submitted Bat Survey appears acceptable and would require consultation with SNH licensing department to establish whether or not an EPS license would be granted. If a license were to be granted, we would need to impose a condition on any subsequent consent requiring a copy of the license prior to commencement of development. In terms of trees, the submitted Tree Survey is considered acceptable but a condition will be required to protect trees marked for retention and a condition will also be required that details where compensatory re-planting will take place and the species proposed.
- 4.6 **Infrastructure Services (Flood Prevention Unit)** state the proposed area of development would fall outwith the 1 in 200 year flood risk zone and therefore no further information is required to demonstrate this.
- 4.7 **Infrastructure Services (Roads Development)** has no objection, subject to conditions relating to the formation of the access onto the A980, the creation of a lay-by along the existing private road and the provision of bin refuse storage.

External

- 4.8 **Scottish Natural Heritage (SNH)** has confirmed that based on the findings of the Bat report, an EPS license would be required but is likely to be granted.
- 4.9 **Network Rail** do not object, but would object to any development of land within their ownership.

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 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 3: Development in the Countryside

SG Rural Development1: Housing and business development in the countryside

Policy 8: Layout, siting and design of new development

SG LSD2: Layout, siting and design of new development

SG LSD8: Flooding and Erosion

SG LSD10: Contaminated Land

SG LSD11: Carbon neutrality in new development

Policy 9: Developer Contributions

SG Developer Contributions1: Developer Contributions

SG Developer Contributions2: Access to new development

SG Developer Contributions3: Water and waste water drainage infrastructure

Policy 11: Natural Heritage

SG Natural Environment2: Protection of the wider biodiversity and geodiversity

Policy 12: Landscape Conservation
SG Landscape1: Landscape Character

Policy 14: Safeguarding resources and areas of search
SG Safeguarding3: Protection and conservation of trees and woodland

5.4 Other Material Considerations

Aberdeenshire Council – Planning Advice 1/2016: Housing and business development in the countryside and greenbelt

6. **Discussion**

Principle of Development

- 6.1 In principle, Policy 3 and SG Rural Development1 in the LDP supports the redevelopment of brownfield/previously developed sites where the original buildings are redundant for their original designed purpose, are remain largely intact in terms of their physical remains. Aberdeenshire Council Planning Advice 1/2016 provides greater clarity on what level of remains are considered sufficient to warrant redevelopment of a site under Policy 3 and SG Rural Development1. In this particular case, the existing buildings on the site are all mainly intact apart from some of the former mill building which is dilapidated, however it is still of sufficient remains to allow redevelopment. In respect of addressing the redundancy issue, the submitted vet's letter suggests that the main stabling in particular is redundant for its original purpose given that it no longer serves a suitable healthy living environment for the applicant's livestock. The applicant has clarified in their supporting statement that the livestock will be moved to a new facility approved under APP/2015/1708 at nearby Cocklarachy. The remains of the former mill building is accepted as being redundant for its original purpose as it clearly has not operated as mill for several years.
- 6.2 With regards to the proposed number of units allowed to be development under the above policy, the level of development should not normally exceed 3 units unless in 'exceptional' circumstances. The number of units proposed under this application exceeds the 'normal limit' pertaining to the definition of 'small scale development', however the applicant has outlined in their Supporting Statement they feel the site is large enough to accommodate the proposed number units without it posing any undue impact on the rural landscape. The buildings that existing on the site and on the basis of the proposed site layout, it would be reasonable to agree with this assertion. The application seeks a combination of solutions to multiple redevelopment opportunities, which in tandem will provide adequate redevelopment of the site in an acceptable manner, therefore the proposed number can be accepted as an 'exception' to the usual limits associated with small scale development.

- 6.3 Overall, it is considered the proposal satisfies the minimum requirements for brownfield redevelopment within Policy 3 and SG Rural Development¹ in the local development plan and therefore is considered acceptable in principle, and as outlined above the capacity on site and existing building present an exceptional circumstance to deliver 4 dwellings on site, which exceeds the “small scale development” definition of three dwellings.
- 6.4 Both the Council’s Contaminated Land team and Flood Prevention Unit have been consulted on the application to assess whether the development would be subject of some form of contamination from previous activities on the site or flooding in the event of heavy downfalls due to the proximity of the site to the River Bogie. In addition, the site falls within a suitable breeding ground for Bats given its surroundings close to mature trees and a watercourse which has given rise to the possibility of the steadings buildings being home to these protected creatures. Given the proposals involve some demolition work it would considered necessary to establish if any bats existed as it is an offence to either injure or kill bats under European legislation.
- 6.5 In terms of possible contamination, the applicant submitted a Phase 1 Contaminated Land study which the Council’s Contaminated Land team found to be conclusive and did not raise any significant issues, however they have recommended a formal note be applied to any subsequent consent informing the developer some level of contamination could still be present on site. As such, the proposal is considered compliant with the spirit of Policy 8 and SG LSD¹⁰ in the local development plan.
- 6.6 With regards to the potential impact of flooding, the applicant has submitted cross-sectional drawings to show the difference in land levels between the main developable area of the site and the River Bogie. On review of this information the Flood Prevention Unit is satisfied no mitigation is required. On this basis, the proposal is considered compliant with the spirit of Policy 8 and SG LSD⁸ in the LDP.
- 6.7 The applicant has submitted a Bat Survey which identified evidence that Bats are currently using the steadings. It is a criminal offence to harm Bats, and therefore SNH were consulted to obtain their view of whether it is likely an EPS (European Protected Species) license would be granted should this application be approved based on the findings and proposed means of mitigation within the submitted bat report. Given they were of the view that it is likely an EPS license would be granted, the proposal is considered compliant with the relevant European legislation and the spirit of Policy 11 and SG Natural Environment² in the local development plan.

Layout, Siting and Design

- 6.8 The application site area provides a reasonable sized area of land in which to redevelop as indicated in the above discussion. As such, this allows the proposed four proposed units to be adequately spaced apart and whilst respecting the original pattern of development on the site to a degree with the former mill and part of the main steading remaining in place. The proposed

new dwellinghouses would still be partially sited on the footprint of part demolished the main steadings and therefore this would allow the overall development to maintain some of the site's existing character whilst also affording each proposed dwellinghouses an adequate level of dedicated amenity and parking space. Some existing mature trees are proposed to be removed to maximise solar gain opportunities and minimise undue overshadowing for the proposed new properties. The Council's Environment Team are comfortable with this justification, providing some compensatory planting is achieved elsewhere within the site to balance the impact on landscape character. Equally, existing trees identified for retention in the submitted Tree Survey would need to be protected during the course of construction and demolition works so they can continue to contribute positively towards the appearance of the rural landscape. Both the compensatory planting of native species and protection of existing trees to be retained can be controlled by condition is the application is approved. This should allow the proposal to comply with the spirit of Policy 12 and 14 in the local development plan and their respective supplementary guidance policies SG Landscape1 and SG Safeguarding3.

- 6.9 In terms of scale, all proposed units would resemble the height of existing buildings on the site and therefore would not pose an undue prominence of the rural landscape, even though they are likely to be more visible from the A97 due to some tree removal. In terms of siting, the proposed units would be adequately spaced apart and orientated to prevent overlooking between properties and into gardens to ensure adequate levels of private amenity for prospective residents. In terms of design and appearance, all four units would have their own unique appearance given the redevelopment of the mill and part of the original steading would be largely dictated by those buildings' original form and proportions, whilst although the proposed new buildings would be the same house type they would be orientated differently. This lack of uniformity provides the overall development with a significant level of individual character that balances local vernacular and contemporary form and appearance, which is enhanced through the use of natural materials including some of the down-takings from the existing steading. This is particularly evident from the design of the wall fronting the houses on Plots 1 and 2 which is regarded as innovative way of facing the principal elevation of both buildings, providing some degree of privacy to rear garden spaces and leaving a trace of the original steading at the same time.
- 6.10 Overall, the proposed design and layout of the development is considered compliant with the relevant provisions of Policy 8 and LSD2 in the local development plan. The proposed new build dwellinghouses on plots 1 and 2 would be expected to comply with current energy efficiency standards in order to meet the expectations of Policy 8 and SG LSD11, however this can be controlled through imposition of a condition if the application is approved.

Access and Parking

- 6.11 The proposed development would take access from a private road off the eastern side of the A980 between Rhyne and Huntly, which is under the

control of the applicant and includes travel over a bridge maintained by the applicant. The Council's Roads Development team have been consulted on the application to establish whether or not the access and parking proposals would be of undue detriment to public road safety. They have responded with no objection following some minor amendments to the access proposals onto the A97, subject to the some standard conditions relating to the formation of the access and provision of on-site parking and bin storage. The conditions recommended would be deemed competent to impose when assessed against the Scottish Government's 6 tests. As such, the proposals are considered compliant with the spirit of Policy 9 and SG Developer Contributions² in the local development plan.

Site Servicing

- 6.12 The proposed units would be served by a private water supply and drainage arrangements. In respect of the private water supply, Environmental Health has been consulted and sought yield and water quality test certificates from the applicant, however the applicant has yet to provide these due to the time taken to obtain and process the results. Given an existing private supply is in place, it is likely that a suitable supply could be obtained and therefore it is proposed to resolve Environmental Health's current holding objection as a delegated matter should this application be approved.
- 6.13 In terms of drainage, the applicant has provided a Drainage Plan outlining the position of all required drainage infrastructure within the site and has supplied appropriate certification to verify the use of sub-surface soakaways as being an acceptable means of disposing of foul and surface waste water from the site given the site's ground conditions. The applicant also intends to utilise septic tanks as part of disposing foul water from the site. Overall, the proposals are considered compliant with the spirit of Policy 9 and SG Developer Contributions³ in the LDP, subject to the Environmental Health objection being resolved.

Developer Obligations

- 6.14 The Developer Obligations team have been consulted on the planning application and an assessment for developer contributions has been issued to the applicant for payment of monies towards local infrastructure, including affordable housing. The applicant has paid the required sum, and on this basis, it is considered the proposal complies with Policy 9 and SG Developer Contributions¹ in the local development plan.

Conclusion

- 6.15 In conclusion, the principle of development is considered acceptable as it would meet the 'exceptional circumstance' to exceed the definition of small-scale development under the brownfield provisions of Policy 3 and SG Rural Development¹ in the local development plan. Furthermore, in design terms the proposed development would strike a reasonable balance between conserving some original elements of the development whilst developments

two new units which would respect the character and appearance of those to remain, thus providing a cohesive looking small scale development that respects it's landscape setting without undue detriment to neighbouring uses. Finally, it has been demonstrated that the proposed development can be adequately serviced in respect of access, parking and drainage without undue detriment to the natural environment.

Overall, the proposal would comply with all relevant policies in the Aberdeenshire Local Development Plan 2012 and therefore is recommended for approval, subject to a delegated matter of resolving the current holding objection in respect of the proposed private water supply.

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 Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.
- 8.2 There are no financial implications arising from this report.

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 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 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 be delegated to the Head of Planning and Building Standards subject to:-

- 1) Obtaining the required Private Water Supply certification and the subsequent removal of the current holding objection from Environmental Health; and
- 2) The following conditions:
 01. Prior to the construction of any dwellinghouse an Energy Statement applicable to that dwellinghouse must be submitted to and approved in writing by the Planning Authority, including 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 the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

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) At its junction with the A980, the maximum gradient of the first 5m of the access must not exceed 1 in 20;
 - b) Prior to occupancy of development, Parking spaces, surfaced in hard standing materials shall be provided within the site as shown in drawing number 817-020A;

- c) Prior to occupancy of development, a passing place measuring 8m x 2.5m with 5m splays to be formed on the private access road approximately mid-way between the A980 and the bridge over the River Bogie. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
- d) Prior to commencement of development, visibility splays measuring 2.4m by 160m 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.

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. Prior to any works commencing, the developer shall secure the implementation of a Level 1 archaeological standing building survey of the extant structures, to be carried out by an archaeological organisation acceptable to the planning authority. The scope of the archaeological standing building survey will be set by the Aberdeenshire Council Archaeology Service on behalf of the planning authority. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the Aberdeenshire Archaeology Service in writing not less than 14 days before the survey commences. Copies of the resulting survey shall be deposited in the National Monuments Record for Scotland and in the local Sites and Monuments Record upon completion.

Reason: To record features of the historic environment of the structure.

Standing Building Survey Level Defined

Level 1 - a descriptive, fuller record than Photographic Survey, with the addition of measured floor plans and elevations and a written account of the building's plan, form, function, age and development sequence plus a full photographic survey of the interior and exterior of the building.

04. That no works in connection with the permission hereby approved shall take place unless the trees/hedging marked for retention on the approved plans have been protected by fencing in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction. No works shall commence unless details of the

protective fencing have been submitted to and agreed in writing by the Planning Authority. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the Planning Authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks.

Reason: In order to ensure adequate protection for the trees/hedges on the site during the construction of development, and in the interests of the visual amenity of the area.

05. Prior to the commencement of development, the applicant/developer shall submit details of proposed re-planting species to the Planning Authority for approval in writing. No part of the development shall be occupied until the planting scheme is in place on site, and any planting damaged or dying within the first five years must be replaced.

Reason: To ensure the proposed development can be delivered with appropriate associated landscaping and diversity of fauna to the benefit of future residents' general amenity.

11.2 Reasons for Decision

The proposal presents an exceptional circumstance to exceed the definition of small scale development on this site due to the scale and size of existing buildings on site. The proposed development delivers the appropriate redevelopment of this site compliant with Policy 3 Development in the Countryside and the associated SG Rural Development1: Housing and business development in the countryside, and compliant with all other relevant policies of the Aberdeenshire Local Development Plan (2012).

Stephen Archer
Director of Infrastructure Services

Author of Report: James Leadbeater
Report Date: 01 June 2016