

6. **LRB 335** – Notice of Review Against Refusal of Planning Permission in Principle for Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses at Land at Wairds Farm, Portlethen – Reference: KM/APP/2015/3598
 - (ii) Decision Notice, Report of Handling and Supporting Documents as submitted by the Planning Service



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Application Reference: KM/APP/2015/3598

TO: Harry McNab
Hollygrove
Upper Lochton
Banchory
AB31 4ES

FOR: Mr George Scott
Wairds Farm
Portlethen
Aberdeen

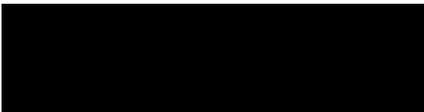
In pursuance of the powers exercised by them as Planning Authority, this Council having considered your application for the following:

Planning Permission in Principle for Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses at Land at Wairds Farm, Portlethen

and in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, do hereby give notice of their decision to **REFUSE Planning Permission in Principle** for the following reason(s):

- (1) 'The proposed development would lead to the 'urbanisation' of a stretch of the Aberdeenshire core path network (coastal path) which would have a detrimental impact on its amenity, character and subsequently the enjoyment of its users. This would be contrary to Policy 8: Layout, siting and design of new development and SG LSD6: Public Access of the Aberdeenshire Local Development Plan (2012).'

Dated: 5 February 2016



Head of Planning and Building Standards

List of Plans and Drawings

Reference Number: Location Plan

Reference Number: T-01 Site Plan

NOTES

- (i) In the case of any permission granted, this does NOT incorporate any building warrant for any operations or change of use which may be required under the Building (Scotland) Act 2003. This must be obtained separately from the Council prior to the start of building operations.
- (ii) Any permission granted does not incorporate any listed building consent which may be required. This must be obtained separately prior to the start of building operations.
- (iii) Any permission granted is without prejudice to any further consents required from Aberdeenshire Council in its role as landowner.
- (iv) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review form should be obtained from and submitted to:

Head of Legal and Governance
Corporate Services
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

Tel: 01224 665147

Email: committee.services@aberdeenshire.gov.uk

A form may also be obtained from a local Planning office or the Council's website at www.aberdeenshire.gov.uk/committees/localreviewbody.asp

- (v) If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



REPORT OF HANDLING

Application Reference: APP/2015/3598

Proposal: Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses

Address: Land at Wairds Farm, Portlethen

1. Description of proposal

Planning Permission in Principle is sought to erect two dwelling houses on the site of a 'redundant' agriculture building. The submitted site layout plan shows how the houses could be accommodated within the area covered by the footprint of the agricultural building. This layout is only indicative and therefore not being considered as part of this planning application.

The application site is located between Portlethen Village and Downies, to the east of Portlethen settlement. The site is accessed from the public road via a farm track. This track eventually connects to the stretch of coastal path between Downies and Portlethen Village.

The planning application site has a total area of 0.4ha approximately and includes a large modern agricultural shed with a footprint of 190sqm. The area surrounding the building and included within the site is being used as an outdoor storage area for agriculture machinery/implements and hay bales. The site encroaches onto the coastal path although the indicative layout plan submitted suggests that the area will be used solely to accommodate drainage proposals. The submitted site plan shows a drystone dyke set back from the edge of the coastal path by approximately 4m. A steading with planning permission for 3 dwelling houses (conversion) is located immediately adjacent to the application site.

The proposed plots would be accessed from the west via a new track branching off the existing farm track. This access was previously approved as part of the application for the conversion of the steading and would be extended to provide access to the three proposed plots. Drainage is proposed to be dealt with by means of private systems.

2. Relevant Planning History

Planning permission was granted in November 2014 for the erection of an agricultural building approximately 160m north of the application site (APP/2014/3480)

Planning permission to convert a steading to 3 dwelling houses was granted in January 2015 (APP/2014/2615).

Planning permission (APP/2015/0184) for the erection of 3 dwelling houses on the site of an agricultural building was refused and the subsequent appeal dismissed by the Local Review Body for the following reason:

'The proposed development would lead the 'urbanisation' of a stretch of the Aberdeenshire core path network (coastal path) which would have a detrimental impact on its amenity, character and subsequently the enjoyment of its users. This would be contrary to Policy 8: Layout, siting and design of new development and SG LSD6: Public Access of the Aberdeenshire Local Development Plan (2012).'

3. Supporting Information

None

4. Variations & Amendments

None

5. Representations

A total of 3 valid representations in support of the application have been received as defined in the Scheme of Delegation. All issues raised have been considered. The letters raise the following material issues:

- The proposed development is relatively small and would have a positive impact on the visual amenity of this section of coastal path;
- The proposed development would complement the plans that have already have approval;
- The proposed development would replace out dated and in efficient agricultural buildings for modern living and supporting the local agricultural economy in these challenging financial times

6. Consultations

Internal

Business Services (Developer Obligations) has commented that a Developer Obligation assessment has been sent to the applicant and heads of terms agreed.

Environmental Health (Contaminated Land Unit) has not objected to the proposed development but has requested that an informative note be added to any planning permission advising the developer about what to do should contamination be discovered during the development.

Infrastructure Services (Roads Development) has not objected to the proposed development subject to condition dealing with the following matters being attached to any planning permission:

- Access geometry
- Surfacing
- Car parking provision
- Provision of a refuse bin uplift store

External

Portlethen and District Community Council has commented that this application is just a slight modification to APP/2015/0184 which has been refused permission (LRB 289) on the 25th November 2015 on grounds of unacceptable impact on the coastal path. There is no further merit in this application and no reason to consider it differently to the previous application. Accordingly Portlethen & District Community Council recommends that this application be refused.

Scottish Water had not provided comments at the time of writing.

7. Relevant Policies

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.

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.

Aberdeenshire Local Development Plan 2012

Policy 3 Development is the countryside

SG Rural Development1: Housing and business development in the countryside

Policy 4 Special types of rural land

SG STRLtype1: Development in the coastal zone

Policy 8: Layout, siting and design of new development

SG LSD2: Layout, siting and design of new development

SG LSD6: Public Access

Policy 9 Developer contributions

SG Developer contribution1: Developer contributions

SG Developer contribution2: Access to new development

SG Developer contribution3: Water and waste water drainage infrastructure

8. Other Material Considerations

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.

9. Directions by Scottish Ministers

None

10. Discussion

Principle of development

The application site is located within the designated coastal zone. Accordingly the primary policy consideration with regards to the principle of the proposed development relates to whether the proposal meets the requirements of Policy 4 and SG STRLtype1 of the Aberdeenshire Local Development Plan 2012 (ALDP). In order for a development to be considered within the coastal zone the site:

- 1) must be within a settlement boundary identified in the plan; or
- 2) if outwith a settlement boundary, the proposal requires a coastal location and the social and economic benefits outweigh any adverse environmental impact; or
- 3) it has been demonstrated that there is no alternative site as it is the redevelopment of an existing building or within the curtilage of an existing building

The development is for re-development of a previously developed site and as such, the proposed development can be considered to comply with criterion (3) above.

Policy 3 and SG Rural Development1 supports the redevelopment of redundant agricultural buildings not suitable for modern farming practices or alternative uses such as storage. Although one of the reasons for refusing the original planning application related to the fact that the building was not considered redundant, on balance, and taking into consideration the views of the Local Review Body, the location of the building within close proximity of a steading with planning permission for conversion into dwelling houses, the physical state and appearance of the building the Planning Service no longer wishes to pursue this as a reason for refusal.

Impact on the amenity of coastal path and character of the coastal zone

Policy 8 and SG LSD6 seek to ensure that development does not affect the amenity and character of routes included in the Core Path Plans. The coastal path is included in the core path network. The proposed development would lead to the urbanisation of this section of coastal path which may affect the enjoyment of people walking along the path. Although planning permission was granted for the conversion of the adjacent steading into three dwelling houses, this proposal was approved on grounds that it would enhance the contribution of the steading on the character of the coastal path, would tidy up the site (by removing other unsightly buildings), would not lead to urban sprawl along the coastal path and hence not affect the amenity and enjoyment of the coastal path by recreational users. Overall, it was considered that the change of use would provide tangible benefits to the character of the area and amenity of the users of the coastal path. Policy 4 and SG STRLtype1 seeks to ensure that any development in the coastal zone respects the character and amenity of the surrounding area. The current proposal would change the character of this area which includes a section of the coastal path. The proposed development would affect the character and amenity of the coastal path and may set a precedent for similar redevelopment of agricultural buildings within the coastal zone. This would lead to the incremental erosion of its character through its gradual 'urbanisation'.

Drainage and road safety/access

Policy 9 and SG Developer contribution3 seek to ensure that new development can be drained without causing harm to the local and wider water environment. Scottish Water was consulted but had not responded and it is unclear at this stage whether a connection to the public sewers is available. Should this be available, the applicant would have to provide details of and if so whether this would be feasible, taking into account costs and/or practicability. If a private drainage system were considered acceptable details would require to be submitted at the stage of a future detailed planning application. However, as it stands, the application is being recommended for refusal.

Policy 9 and SG Developer contributions2 seeks to ensure that development can be accessed safely. Infrastructure Services (Roads Development) has not objected to the proposed development on grounds of road safety.

Conclusion

Although the proposal represents a reduction in overall proposed development from the previously refused planning proposal on this site (2 dwellings as opposed to 3), it is still considered that the proposal would lead to the 'urbanisation' of a stretch of the coastal path and coastal zone which it is located within. This would have a detrimental impact on the amenity and enjoyment of

users of the coastal path. Furthermore, the proposal would set a precedent for the re-development of agricultural sheds within the coastal zone which would incrementally erode its character through gradual 'urbanisation'. In the current circumstances, it is considered that the development fails to comply with planning policy.

11. Recommendation

REFUSE for the following reasons:

01. The proposed development would lead the 'urbanisation' of a stretch of the Aberdeenshire core path network (coastal path) which would have a detrimental impact on its amenity, character and subsequently the enjoyment of its users. This would be contrary to Policy 8: Layout, siting and design of new development and SG LSD6: Public Access of the Aberdeenshire Local Development Plan (2012).

12. Process of Determination

The application was the subject of consultation with Local Members under the Council's Scheme of Delegation.

13. Planning Obligations

Yes

From: [Sonia Macdonald](#)
To: [Aude Chaiban](#)
Cc: [Developer Obligations](#); [Planning Online](#)
Subject: APP/2015/3598 Confirmation of Heads of Terms
Date: 05 January 2016 09:15:32

Good morning,

Proposal: Planning Permission in Principle for Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses
Address: Land At Wairds Farm, Portlethen
Ref: APP/2015/3598

I confirm agreement has been received from the agent in relation to the required Developer Obligations for the above planning application, and the following contributions have been sought:-

Affordable Housing: Financial contribution towards affordable housing provision within the Portlethen Academy catchment area.

Sport and Recreation: Towards additional sports pitch provision and facilities in the area, including sports pitches at Hillside and a new MUGA pitch next to the primary school.

Remittance will be in the form of an upfront payment prior to the release of the decision notice.

Kind regards,

Sonia

Sonia MacDonald | Developer Obligations Officer
Legal and Governance | Business Services | Aberdeenshire Council | C/o Area Office | The Square | Banchory | AB31 5RW

☎ 01330 825 518

Blackberry: 07766367706

E-mail: sonia.macdonald@aberdeenshire.gov.uk

From: [Adam Ritchie](#) on behalf of [Contaminated Land Planning Online](#)
To: [Planning Online](#)
Cc: [Aude Chaiban](#)
Subject: Planning Application: APP/2015/3598
Date: 15 December 2015 11:47:23
Attachments: [Asbestos 2015 v2.pdf](#)

Planning Application: APP/2015/3598 Planning Permission in Principle for Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses at Land At Wairds Farm, Portlethen

Thank you for consulting us on the above application. Information relating to the past use of the site and potential presence of contamination was submitted in support of APP/2015/0184. The details provided are sufficient and no additional information is required in support of the current application. As per our comments in relation to APP/2015/0184, I recommend that the following formal note to applicant is included within the decision document:

This site is an agricultural premises, activities associated with this use may have resulted in contamination. The applicant is advised that should any contamination of the ground be discovered during development the Planning Authority should be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the Planning Authority. The responsibility for ensuring the safe development of the site rests with the developer.

In addition to the above, during a site visit asbestos was noted to be present within the existing buildings, I therefore recommend that an advice note (copy attached) relating to the disposal of asbestos is included with the planning decision.

I have no further comments to make on the proposals.

Best regards,

Adam

Adam Ritchie
Scientific Officer
Aberdeenshire Council
Infrastructure Services
Gordon House
Inverurie
01467 628162

Advice Regarding the Removal and Disposal of Asbestos

Breathing in air containing asbestos fibres can lead to asbestos related diseases, mainly cancers of the lung and chest lining. Asbestos must be handled with great care at all times to avoid any risk of inhalation of asbestos fibres. All forms of asbestos material can release fibres if disturbed. This applies equally to bonded asbestos (eg asbestos roofing material) when it is broken or abraded.

The removal and disposal of asbestos waste is controlled by legislation enforced by The Scottish Environment Protection Agency (SEPA) and Health and Safety Enforcement Authorities i.e. Health and Safety Executive (HSE) or Local Authority Environmental Health.

Inappropriate handling of asbestos may cause contamination of a site through fragmentation of the material and the release of asbestos fibres to the environment. Should this occur investigation and remediation of the site will be required.

Removal of Asbestos Material

You are advised to contact the appropriate Health and Safety enforcement authority to determine whether the asbestos in your development will be required to be removed by a licensed contractor.

Normal Low Risk Materials include asbestos cement roofing tiles or asbestos containing floor tiles. High Risk Materials include asbestos pipe lagging or asbestos insulating boarding.

Since April 2012, works involving asbestos and asbestos containing materials may be licensable, notifiable non-licensable or non-licensable. How works are classified are dependent on a number of factors including the type and condition of asbestos containing materials, the type and duration of the work being carried out, etc.

Licensable works include the removal of any 'high risk' materials and will require the services of a Licensed Contractor.

Notifiable non-licensable works include the removal of asbestos cement products (such as roof sheeting) that are substantially damaged or broken-up; and the dropping of asbestos cement roofs where the process will break up the material and create significant quantities of dust and debris.

Non-Licensable works (those not normally notifiable) include removal of asbestos cement products such as roof sheeting and rainwater goods (including those weathered but not significantly damaged) that, provided careful handling/removal, does not cause break-up of the material.

Further information and guidance can be found on the HSE website: <http://www.hse.gov.uk/asbestos/>

Note: The reuse of amphibole asbestos containing materials is prohibited by the Asbestos (Prohibitions) Regulations 1992. The reuse of products which contain largely chrysotile asbestos, such as asbestos cement, is prohibited in most circumstances by the Asbestos (Prohibitions) Regulations 1992 as amended by the Asbestos (Prohibitions) Amendment Regulations 1999.

Transport and Disposal of Asbestos – Commercial Properties

All forms of asbestos are classed as hazardous waste. The transport and disposal of hazardous waste is controlled by SEPA. A registered waste carrier in possession of a valid waste carrier's certificate must transport the hazardous waste.

Asbestos comes under the Special Waste Regulations 1996 (as amended) and as such requires documentation to track its movement. SEPA can supply the necessary forms (a fee applies). You must contact your local SEPA office for further advice and to arrange the necessary paperwork. A pre-notification period of 72 hours will apply.

Transport and Disposal of Asbestos – Domestic Properties

There is no longer a requirement to obtain a consignment note for asbestos originating from domestic properties. Currently four sites within Aberdeenshire are licensed to accept asbestos, however you must **make arrangements with the site manager in advance**. Please visit the Aberdeenshire Council website <http://www.aberdeenshire.gov.uk/waste/other/disposal-of-asbestos-domestic-properties/> or telephone 0845 600 3900 for further details.

Contact Addresses

Health and Safety Executive

Health and Safety Executive
Lord Cullen House
Fraser Place
ABERDEEN AB25 3UB
Tel: 01224 252500
Fax: 01224 252525
Web: <http://www.hse.gov.uk/contact/index.htm>

Local Authority Environmental Health

Infrastructure Services
Environmental Health
Aberdeenshire Council
Mercat Cross
36 Low Street
BANFF AB45 1AY
Tel: 01261 813271
Fax: 01261 818649

Scottish Environment Protection Agency

Aberdeen Office
Inverdee House
Baxter Street
Torry
ABERDEEN AB11 9QA
Tel: 01224 266600
Fax: 01224 896657

Arbroath Office
62 High Street
ARBROATH
DD11 1AW
Tel: 01241 874370
Fax: 01241 430695

Elgin Office
28 Perimeter Road
Pinefield
ELGIN IV30 6AF
Tel: 01343 547663
Fax: 01343 540884

Fraserburgh Office
Shaw House
Mid Street
FRASERBURGH AB43 9JN
Tel: 01346 510502
Fax: 01346 515444

Technical Consultation No 1 for Planning Application Ref: KM/APP/2015/3598

Application type: **PPP (Planning Permission in Principle)**

Proposal: **Demolition Of Existing Cattle Court And Erection Of 2 No. Dwellinghouses**

Location: **Land At Wairds Farm, Portlethen**

Date consultation request received: **09/12/2015**

Planning Officer: **A Chaiban**

Roads Officer: **M Neave**

1. Visibility Requirements (at junction of site access with public road)

Speed Limit at site: **60 mph**

Design speed: **40 mph (assessed for both approaches)**

Based on the minimum visibility requirements within Aberdeenshire Council's current standards and on the design speed a visibility of **2.4** metres by **120** metres will be required

Does current application provide this? Yes No

2. Parking Requirements: (Per Aberdeenshire Councils Parking Standards)

From Aberdeenshire Council's Parking Standards the required parking provision is
Spaces made up of: Operational and Non-Operational.

Is shown provision of spaces acceptable Yes No

Note:

3. Road Layout:

- | | | | | |
|--|--------|--------------------------|----------|-------------------------------------|
| Is a Traffic Assessment required? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| Access onto Public Road Network? | Direct | <input type="checkbox"/> | Indirect | <input checked="" type="checkbox"/> |
| Will the Shown Layout Require RCC? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| Does the Shown Layout Appear to Comply with RCC? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

If No, What are Main Items of Non-Compliance?

4. Other Comments:

5. Recommendations:

This Service objects to this application for the following reasons:-

Insufficient Visibility

Insufficient Parking Provision

Road Safety (see comments in Section 4)

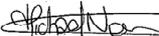
Insufficient information has been submitted to comment on this application. Please treat this response as a holding objection until the required information has been submitted. (See Section 4)

This Service has no further comments to make on this application.

This Service does not object to this application subject to the following conditions being applied should planning permission be granted:-

Conditions (as selected below):

- Prior to occupancy of development, a drop kerb footway crossing must be formed at the new driveway.
- The maximum gradient of the first 5m of the new access must not exceed 1 in 20.
- Prior to occupancy of development, first 5m of access (measured from edge of public road) to be fully paved.
- Proposed garage must be set back at least 6m from the rear of the footway.
- Garage door must not overhang the footway at any point in its travel.
- Prior to occupancy of development, Off-Street parking for cars, surfaced in hard standing materials must be provided within the site.
- Prior to occupancy of development, Parking spaces, surfaced in hard standing materials shall be provided within the site in accordance with the Council's Car Parking Standards.
- Prior to commencement of development, a lay-by measuring 8.0m x 2.5m with 45° splays to be formed on frontage of the site & the proposed vehicular access to be taken via this. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
- Prior to occupancy of development, a passing place measuring 10.0m x 2.5m with 5m splays to be formed at location(s) shown on the attached plan. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
- 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.
- 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 wind blown. Details must be submitted to Roads Development for approval.
- 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.
- The junction that the proposed vehicular access forms with the public road to be kerbed to radii of m, the minimum width at the throat of the bell mouth so formed to be m. The area within the bell mouth & for a minimum distance of m from the public road carriageway, to be constructed in accordance with the Council's Specification appropriate to the type of traffic which will use the access, & shall be surfaced with dense bitumen macadam or asphalt.
-

Initialed by: 

Date: 14/12/2015

Checked: 

Date: 14/12/2015

The following matters are drawn to the attention of the applicant:-

- The proposed vehicular access onto the public road shall be formed at the Developer's expense & must be constructed in accordance with the Council's Specification.
- Any ditch under the proposed lay-by to be suitably piped, with the pipe having a 150mm concrete surround, all to the requirements and specification of the Council.
- Adequate provision to be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.
- Adequate precautions to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.
- No effluent from the proposed septic tank to be permitted to adversely affect the public road or its drainage system.
- Prior to commencing its construction, the line of any boundary wall along the frontage of the site to be agreed on site with Roads Development, Infrastructure Services in order that allowance may be made for any future widening.
- An application for a Road **Excavation Permit** must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of any excavation works within the boundaries of the public road. Applicants should note that failure to obtain a Permit is an offence in terms of s56 of the Roads (Scotland) Act 1984. **Note: The Public Road may incorporate- Carriageway, Verge, Cycleway/ Footway and Visibility Envelopes.**

Further details and application forms may be obtained by telephoning the relevant Area Roads Office (see below) or on the Councils website:

Banff & Buchan	01261 813495	Garioch	01467 628088
Buchan	01771 638103	Kincardine & Mearns	01569 768465
Formartine	01358 726440	Marr	019755 64920

- Construction Consent for the proposed road(s) will be required prior to the commencement of any roadwork. Construction Consent Application forms must be submitted at least three months before any roadworks are intended to commence.
- A Road Bond must be lodged with Aberdeenshire Council prior to commencing any work on any proposed Dwelling house.
- If road deliveries to site exceed either the maxima stated in the "Road Vehicles (Construction and Use) (Amendment No.7) Regulations 1998" or "The Road Vehicles (Authorised Weight) Regulations 1998", at least one months notice must be given to the Councils Abnormal Loads Officer together with submission of an Abnormal Load Routing Plan for approval. (Contact Abnormal Loads Officer either by email at abnormal.loads@aberdeenshire.gov.uk or Fax: 01224 662005).

Comments for Planning Application APP/2015/3598

Application Summary

Application Number: APP/2015/3598

Address: Land At Wairds Farm Portlethen

Proposal: Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses

Case Officer: Aude Chaiban

Customer Details

Name: Mr Derek Johnson

Address: 19 Broadhaven Road Old Portlethen Portlethen Village

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is just a slight modification to APP/2015/0184 which has been refused permission (LRB 289) on the 25th. November 2015. I repeat the final conclusion of that report:

"The proposed development would lead to the 'urbanisation' of a stretch of the Aberdeenshire core path network (coastal path) which would have a detrimental impact on its amenity, character and subsequently the enjoyment of its users. This would be contrary to Policy 8: Layout, siting and design of new development and SG LSD6: Public Access of the Aberdeenshire Local Development Plan (2012).

There is no further merit in this application and no reason to consider it differently to the previous application.

The Portlethen & District Community Council recommends that this application be refused.



Aberdeenshire Council

Below is the table of report for Planning Consultation with the title - Land At Wairds Farm Portlethen

Ref : APP/2015/3598

Councillor	Response	Interest Declaration
Alastair Bews/Councillors/Abdnshire	Accepted	No Interest Declared
Ian Mollison/Councillors/Abdnshire	Accepted	No Interest Declared
Carl Nelson/Councillors/Abdnshire	Accepted	No Interest Declared
Alison Evison/Councillors/Abdnshire	Accepted by No Response	

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Comments for Planning Application APP/2015/3598

Application Summary

Application Number: APP/2015/3598

Address: Land At Wairds Farm Portlethen

Proposal: Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses

Case Officer: Aude Chaiban

Customer Details

Name: Mr Philip Scott

Address: Wairds Farm House Downies Road ,Portlethen Aberdeen

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support this application. I think it would make good use of old, disused agricultural buildings that are currently an eye sore on the coastal path.

Comments for Planning Application APP/2015/3598

Application Summary

Application Number: APP/2015/3598

Address: Land At Wairds Farm Portlethen

Proposal: Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses

Case Officer: Aude Chaiban

Customer Details

Name: Mrs Margaret Alexander

Address: 6 Leys Road Banchory

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel this development would be an improvement on the derelict buildings that are being left to deteriorate. It would be far more pleasing to the eye for people walking the coastal path. It isn't a large development and would compliment the plans that have already got approval.

Comments for Planning Application APP/2015/3598

Application Summary

Application Number: APP/2015/3598

Address: Land At Wairds Farm Portlethen

Proposal: Demolition of Existing Cattle Court and Erection of 2 No. Dwellinghouses

Case Officer: Aude Chaiban

Customer Details

Name: Ms Pat Gordon

Address: The shires West lutton Malton

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support this application as I feel it would be a great improvement on the out dated redundant agricultural buildings that are an eyesore on the coastal path. This coastal path is badly maintained at present and so called "urbanisation" would give families a great opportunity to live in a coastal region with a most desirable outlook and improve the look of the area immensely while supporting its policy to replace out dated and in efficient agricultural buildings for modern living and supporting the local agricultural economy in these challenging financial times.