

ABERDEENSHIRE COUNCIL

FORMARTINE AREA COMMITTEE

ELLON COMMUNITY CAMPUS, KELLIE PEARL WAY, CROMLEYBANK ELLON, 28 JUNE 2016

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

Apologies: Councillor A Norrie.

Officers: E Brown (Area Manager, Formartine), C Young (Committee Officer, Formartine), M Ingram (Senior Solicitor, Legal and Governance), A Ramsay (Senior Planner, Infrastructure Services), V Grant (Planner, Infrastructure Services), A Murphy (Planner, Infrastructure Services), E Tully (Planner, Infrastructure Services), G Steel (Principal Engineer, Infrastructure Services), P MacCallum (Roads Development Manager, Infrastructure Services), I Daniels (Principal Roads Engineer, Infrastructure Services), A Buchan (Roads Engineer, Infrastructure Services), J Scott (Environmental Planner, Infrastructure Services), M Harper (Service Manager, Economic Development), S Rochester (Service Manager, Communications and Marketing) and J Hill (Head Teacher, Pitmedden Primary School).

PUBLIC QUESTION TIME

No public questions had been received.

1. DECLARATION OF MEMBERS' INTERESTS

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

Councillor Davidson declared an interest in Item 5C as she received her water supply from the applicant and, as she felt this interest was clear and substantial, she indicated that she would not take part in the debate of this item.

Councillor Hendry declared an interest in Item 16 in relation to the application from the Whitehorse Inn, as he assisted with the annual event to be discussed, but as he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of the item.

Councillor Owen declared an interest in Item 16 in relation to the application from the Ellon and District Sports Development Trust (The Meadows) as she was a member of this group and, as she felt this interest was clear and substantial, she indicated that she would not take part in the debate of this part of the item.

Councillor Thomson declared an interest in Item 16 in relation to the application regarding the Haddo Egg Hunt, as he was a member of the Rotary Club of Oldmeldrum. As he felt this interest was clear and substantial, he indicated that he would not take part in the debate of this part of the item.

2. RESOLUTIONS

a) Equalities

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:-

- (1) to have due regard to the need to:-
 - (a) eliminate discrimination, harassment and victimisation;
 - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
 - (c) foster good relations between those who share a protected characteristic and persons who do not share it.
- (2) where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching its decision.

(b) Exempt Information

The Committee **agreed** in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the Meeting for Item 18 the business on the grounds that it involved the likely disclosure of exempt information of the class described in Paragraph 8 of Part 1 of Schedule 7A of the Act.

3. MINUTE OF MEETING OF 7 JUNE, 2016

The Committee had before them, and **approved** as a correct record, the minute of the meeting of 7 June, 2016.

4. ENQ/2013/1155 – MASTERPLAN FOR ERECTION OF 450 DWELLINGHOUSES, PRIMARY SCHOOL, ASSOCIATED FACILITIES AND EMPLOYMENT LAND (10HA) AT M1 SITE, TURRIFF, ABERDEENSHIRE

There had been circulated a report dated 10 June, 2016 by the Director of Infrastructure Services which outlined the proposed Masterplan for the M1 site in Turriff.

The Planner introduced the report and during discussion the members asked about the delivery of the employment and housing element of the masterplan; commented that it was important to ensure that any future relief roads did not impact on the town centre; commented on the possible design and materials to

be used; sought the best possible connectivity for cyclists, vehicles and pedestrians; sought clarity on the education and community facilities to be delivered and the infrastructure required to support these; queried the overall phasing and delivery proposals; and sought assurance that discussions would take place with NHS Grampian before any work commenced, to ensure that there was adequate health care capacity to cope with the proposed increase in population for the area. It was also questioned whether there had been any local consultation regarding the facilities to be provided.

Thereafter, the Committee **agreed** that authority to agree that the masterplan for the Turriff M1 site be **delegated** to the Head of Planning and Building Standards, subject to the satisfactory conclusion of phasing for the employment, education and community facilities on the site.

5. PLANNING APPLICATIONS FOR DETERMINATION

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

Reference	Description	Recommendation
A. APP/2015/2459	Full Planning Permission for Erection of 1 No. Wind Turbine (50m to Hub, 77m Total Height) including Access Track, Hardstanding and Associated Infrastructure at Woodlands, Udney, Aberdeenshire	Defer
B. APP/2016/0898	Planning Permission in Principle Major for Residential Development, Transport Interchange and Road Widening (B9170) at Land at Chapelpark, Oldmeldrum, Aberdeenshire	Recommend Delegated Grant
C. APP/2015/3235	Planning Permission in Principle for Creation of New Business Park including Class 4 (Office), 5 (General Industrial), 6 (Storage & Distribution) and Ancillary Uses such as Class 7 (Hotel) at Land at Balmacassie, North of the A948, Ellon	Recommend Refuse
D. APP/2016/0982	Planning Permission in Principle for Erection of Dwellinghouse at	Defer

Site Adjacent to Coshelly,
Rothienorman

6. PLANNING APPEAL NOTICE OF INTENTION AND DECISION NOTICE – APP/2015/3350 – LAND TO NORTH OF PITBLAIN HOUSE, DAVIOT, INVERURIE

There had been circulated, a Planning Appeal Notice of Intention dated 18 May, 2016, advising that the reporter was minded to allow the appeal and grant planning permission subject to the conditions listed at the end of the notice, following the signing and registering or recording of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997, or some suitable alternative arrangement, covering the matters listed in paragraph 17 within the notice.

There was also circulated a Decision Notice dated 26 May, 2016, advising that the reporter allowed the appeal and granting planning permission subject to the 6 conditions listed at the end of the intentions notice.

The Senior Planner, in summarising the findings of the reporter, had highlighted the salient points to be acknowledged by the Committee and the Service.

Thereafter, the Committee **noted** the information provided.

7. STREET NAMING – HAREBURN TERRACE, BLACKDOG DEVELOPMENT

There had been circulated a report dated 6 June, 2016 by the Director of Infrastructure Services which sought approval for a street naming within a new development at Hareburn Terrace, Blackdog.

During discussion, members sought clarification that streets could be named after persons who were still alive. It was commented that Ms Booth was a community stalwart who was worthy of having a street named after her.

Thereafter the Committee **approved** the name 'Booth Gardens' for the new street within the development at Hareburn Terrace, Blackdog, as detailed within Appendix 1 of the report.

8. DISABLED PERSONS' PARKING PLACES

There had been circulated a report dated 25 May, 2016 by the Director of Infrastructure Services which detailed the Disabled Persons' Parking Places recommended for inclusion in the Aberdeenshire Council (Disabled Street Parking – Formartine) Order 2016, as well as the spaces which were now proposed for removal.

Following discussion, the Committee:-

- (1) **requested** that officers:

- (a) delete the second entry for Forsyth Drive in Balmedie, within Schedule 1,
 - (b) amend 'Cowage' in Oldmeldrum to read 'Cowgate', within Schedule 1,
 - (c) investigate whether there should be a disabled persons' parking place within Chapel Street in Turriff,
 - (d) investigate whether the disabled persons' parking place in Main Street in Turriff needed to be realigned,
 - (e) investigate whether the disabled persons' parking place at New Road in Tarves could be moved slightly as it was currently very close to the junction which caused an issue for bin lorries in that area,
 - (f) investigate whether the disabled persons' parking place at The Square, Duthy Road, Tarves could be moved slightly to avoid the dropped kerb,
 - (g) investigate whether the two disabled persons' parking places at the Co-op in Balmedie, and the two at the Balmedie Leisure Centre, needed to be added to the current Off Street Order, and
 - (h) investigate whether the blank space beside the disabled persons' parking places at Ellon Academy could be hatched,
- (2) **authorised** the commencement of the statutory procedure for the making of the Aberdeenshire Council (Disabled Street Parking – Formartine) Order 2016,
- (3) **authorised** the subsequent making of the Aberdeenshire Council (Disabled Street Parking – Formartine) Order 2016, in the event that no valid objections are received or any received are resolved and withdrawn, and
- (4) **instructed** the submission of a further report to Committee in the event that any valid objections received are not resolved and not withdrawn, or the proposals are amended following consideration of valid objections.

9. PROGRAMME FOR ACTIVE TRAVEL AND ROAD SAFETY

There had been circulated a report dated 26 May, 2016 by the Director of Infrastructure Services, detailing the proposed programme for Active Travel and Road Safety. The proposed programme had been presented to Infrastructure Services Committee who had instructed officers to take the proposals specific to each area to the relevant Area Committee for consideration and comment.

Following a full debate of the proposals, the Committee:-

- (1) **noted** the comments from Infrastructure Services Committee from the meeting on 12 May, 2016 when a report covering the proposed programme for Active Travel and Road Safety was presented to that Committee, and
- (2) provided the following **comments** to be reported back to Infrastructure Services Committee at the meeting on 18 August, 2016:
 - (a) It would be helpful if consideration could be given to a new footpath to provide connectivity from the new Castleton and Castlewells developments in Ellon to the town centre,
 - (b) Appendix 1, Formartine Main Projects – C110B Hillhead, Cullen should read ‘C110B Hillhead, Ellon’,
 - (c) There are ongoing concerns in relation to the current school drop-off school arrangements for children at Tormentil Crescent in Balmedie,
 - (d) It was noted that a speed table was to be installed at the junction beside the Pleasure Park in Oldmeldrum,
 - (e) It was suggested that there be community consultation prior to any works being carried out at the Tesco car park in Turriff, and
 - (f) It would be helpful if future reports of this nature could be reported to Area Committees in the first instance.

10. HISTORIC ASSET MANAGEMENT PROJECT – COMPLETION OF DATABASE AND COMMENCEMENT OF MAINTENANCE PROGRAMME

There had been circulated a report dated 31 May, 2016 by the Director of Infrastructure Services which updated the Committee on the Historic Asset Management Project, which had been established to undertake an asset review of all non-operational heritage assets in the ownership or under the management of Aberdeenshire Council.

After consideration of the information provided, the Committee:-

- (1) **noted** the completion of a database of “Council owned or managed non-operational heritage assets”,
- (2) **noted** the proposed prioritisation methodology to determine future works,
- (3) **noted** the prioritised list of works for all “Council owned or managed non-operational heritage assets”, including those to be undertaken this financial year,

- (4) **noted** that a project update will be submitted annually to this Committee, and
- (5) provided the following **comments** to Infrastructure Services Committee:
 - (a) The list of HAMP assets includes HA0314 Carpenters Cottages at Haddo County Park – should this be included as this is an asset which should generate income,
 - (b) It would be helpful if officers could investigate whether the lease is ongoing for the Prop of Ythsie and if this asset should be added to the list of HAMP assets,
 - (c) Could the Ellon Castle Ice House be added to the list of HAMP assets,
 - (d) HA5031 Fyvie Pillbox requires attention to restore it to its former state, further to alterations that have been carried out outwith the recognised process, and
 - (e) The Deer Park wall in Ellon needs to be added to the list of HAMP assets.

11. ECONOMIC ACTIVITY IN FORMARTINE – APRIL 2015 TO MARCH 2016

There had been circulated a report dated 2 June, 2016 by the Director of Infrastructure Services which updated the Committee on the economic activity within Formartine for the period from April, 2015 to March, 2016.

Following discussion, the Committee:-

- (1) **noted** the information provided, and
- (2) **instructed** officers to:
 - (a) advise whether all the Formartine businesses assisted by the Support for Aberdeenshire Business Scheme were still in operation,
 - (b) advise whether the Formartine businesses supported by the First Employee Grant still had their employees in place,
 - (c) consider how to gauge the success of those who have participated in the Positive Procurement Process,
 - (d) advise whether the UKs decision to leave the European Union will affect the decision of the Canadian company who had chosen to relocate its European operation to be within the Energetica corridor, and

- (e) give consideration to providing any specific social enterprise highlights within future reports.

12. CORPORATE COMMUNICATION STRATEGY

There had been circulated a report dated May, 2016 by the Director of Business Services which detailed a new Corporate Communications Strategy for Aberdeenshire Council.

The Area Manager highlighted that she was leading on a separate piece of work to consider the Council's Engagement Strategy. A briefing note would be circulated to members shortly to detail the work being carried out.

Following discussion on the proposed Corporate Communications Strategy, the Committee provided the following **comments** for consideration by the Policy & Resources Committee in September, 2016:

- (a) The strategy should avoid acronyms and jargon,
- (b) Officers should be mindful that not all persons use digital media,
- (c) It was important to ensure that all strands of media were considered,
- (d) There should be increased engagement and discussion with members,
- (e) Consultation with external media groups should continue, and
- (f) This piece of work needed to be broad enough to incorporate the Council's Engagement Strategy, once finalised.

The Committee **agreed** to suspend Standing Order 20 (8) (c) to enable the meeting to continue after 12.45 pm.

13. EDUCATION SCOTLAND INSPECTION, PITMEDDEN PRIMARY SCHOOL

There had been circulated a report by the Director of Education & Children's Services which updated the Committee on a recent Education Scotland inspection of Pitmedden Primary School. The Head Teacher was in attendance and detailed the work that had been ongoing within the school and nursery.

The members thanked the Head Teacher for her update and for the improvement plan that had been developed. The Committee noted the positive work that was ongoing and thanked the staff and pupils for their hard work.

Thereafter, the Committee:-

- (1) **noted** the contents of the report,

- (2) **endorsed** the Service's continuing efforts in support of its schools in the Education Scotland inspection process and in the raising of standards of attainment and achievement in all aspects of school life, and
- (3) **agreed** to further reports on Education Scotland school inspections being presented.

14. EDUCATION AND CHILDREN'S SERVICES QUARTERLY PERFORMANCE EXCEPTION REPORTING, JANUARY – MARCH 2016 (ABERDEENSHIRE PERFORMS)

There had been circulated a report dated 20 May, 2016 by the Director of Education & Children's Services which detailed exceptions in performance monitoring that were significantly above or below performance targets.

Following discussion, the Committee:-

- (1) **acknowledged** the performance achieved January to March, 2016 referred to in paragraphs 2.4 to 2.8 of the report,
- (2) **noted** the measures where performance was below expectations January to March, 2016, as referred to in paragraphs 2.6 to 2.8 of the report,
- (3) **noted** the progress made with projects and actions within the 2015-18 Service Plan for Education and Children's Services, as referred to in paragraph 2.9 of the report,
- (4) **noted** the publication of the full January to March, 2016 Performance Report on Ward Pages,
- (5) **instructed** the Director of Education & Children's Services to continue to report, by exception, to Committee quarterly the performance measures against Service objectives, and on a six monthly basis the progress in delivering all aspects of the Service Plan, and
- (6) made the following **comment** to be raised with the Service:
 - When the trends are moving in the wrong direction, it would be useful to have narrative to advise what the service are doing to resolve the issues.

15. HOUSING SERVICE QUARTERLY PERFORMANCE – EXCEPTION REPORTING, JANUARY – MARCH 2016, (ABERDEENSHIRE PERFORMS)

There had been circulated a report dated 6 May, 2016 by the Director of Infrastructure Services which detailed exceptions in performance monitoring that were significantly above or below performance targets.

Following discussion, the Committee:-

- (1) **acknowledged** the positive performance achieved January to March, 2016, as identified in paragraph 2.3 of the report,
- (2) **noted** the measures where performance was below expectations January to March, 2016 (Quarter 4), as identified in Appendix 1 of the report,
- (3) **noted** the publication of the completed January to March, 2016 Performance Report on Ward Pages along with a reporting rationale document for all indicators, and
- (4) made the following **comments** to be raised with the Service:
 - The service should give further consideration to the indicators being reported on and whether these are relevant to what the Formartine Area Committee requires to monitor, and
 - Officers should consider whether there needed to be further engagement with tenants at this level and whether it would be helpful to invite a tenant participation group to the Formartine Area Committee, following a useful presentation to the Social Work and Housing Committee.

16. AREA COMMITTEE BUDGET 2016-2017

Councillor Hendry declared an interest in relation to the application from the Whitehorse Inn, as he assisted with the annual event to be discussed, but as he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of the item.

Councillor Owen declared an interest in relation to the application from the Ellon and District Sports Development Trust (The Meadows) as she was a member of this group and, as she felt this interest was clear and substantial, she indicated that she would not take part in the debate of this part of the item.

Councillor Thomson declared an interest in relation to the application regarding the Haddo Egg Hunt, as he was a member of the Rotary Club of Oldmeldrum. As he felt this interest was clear and substantial, he indicated that he would not take part in the debate of this part of the item.

With reference to the Minute of Meeting of this Committee of 22 March, 2016 (Item 11), at which the broad allocation of the Area Committee Budget for 2016-17 was agreed, there was circulated a report dated 10 June, 2016 by the Director of Business Services which detailed requests for funding that had been received from local groups.

Arnage Primary School

The Committee had previously considered an application from the Parent Council who were seeking funding to aid the decoration of and purchase of furniture for their Rainbow Room, which was utilised as a Community Café, as well as the school music room and library. A recent reconfiguration of rooms within the school had led to additional usage of this room.

The members had deferred consideration of the application, pending confirmation of whether the Education & Children's Service were in a position to provide a contribution to this project. The Service had since confirmed that they were unable to provide any funding at this time, having already funded various works associated with the improvement of privacy and health & safety issues within the school. Further, the Service had advised that it would not be appropriate for the Parent Council to carry out any painting works within the school, due to insurance, liability and health & safety factors.

The Committee considered the revised application from the Parent Council which sought funding towards furniture / storage and café equipment only.

After consideration of the information provided, the Committee **agreed to award £2,000.**

Ellon Men's Shed

Having secured a lease from Aberdeenshire Council on the former waste recycling building and surrounding area, an application was received from the Ellon Men's Shed who were seeking funding towards the conversion of the current building into a workshop and social area for use by the men.

After consideration of the information provided, the Committee **agreed to award £5,000.**

Haddo Egg Hunt

An application was received for the Rotary Club of Oldmeldrum, seeking a contribution towards the shortfall in costs associated with the Haddo Egg Hunt held earlier this year.

After consideration of the information provided, the Committee **agreed in principle** to **award £394** towards the 2017 event and **delegated** authority to the Area Manager to award these funds, subject to the satisfactory conclusion of further negotiations with the applicant.

Ellon and District Sports Development Trust (The Meadows)

An application was received which sought a contribution towards a new trampoline.

After consideration of the information provided, the Committee **agreed to award £3,137** less any VAT which the applicant could claim back.

Whitehorse Inn

An application was received which sought a contribution towards the attendance of Cairngorm reindeer at the Christmas fayre for the local community.

After consideration of the information provided, the Committee **agreed to award £750.**

Outreach Christian Trust

An application was received which sought a contribution towards a new snooker / pool table and table tennis table for the Lighthouse Project.

After consideration of the information provided, the Committee **agreed to award £1,125.**

The members also **requested** an early feedback report from the group, detailing the number of young persons involved with the group and the associated outcomes.

17. STATEMENT OF OUTSTANDING BUSINESS

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

18. TURRIFF ACADEMY – PROPOSED ACCESSIBILITY AND LIFT PROVISION CONTRACT 17907 – EXEMPT

There had been circulated a report by the Director of Business Services which detailed the project costs and tender submissions in relation to the proposed accessibility and lift provision works for Turriff Academy.

After considering the information provided, the Committee:-

- (1) **approved** the project cost, inclusive of property costs, as detailed within the report, and
- (2) **authorised** acceptance of the tender submitted by AD Walker Ltd in the confirmed tender amount, as detailed within the report.

APPENDIX A

5A. Reference No: APP/2015/2459

Full Planning Permission for Erection of 1 No. Wind Turbine (50m to Hub, 77m Total Height) including Access Track, Hardstanding and Associated Infrastructure at Woodlands, Udny, Ellon, Aberdeenshire

Applicant: Scotfarms Ltd
Agent: Rod McGovern

The Senior Planner introduced the application. After consideration, the Committee **agreed** to **defer** consideration of the application, pending a site visit to be held on Tuesday 23 August, on the grounds that concerns had been raised about potential cumulative impact.

The members also **requested** that when the matter is reported back to Committee that officers provide:

- a) a table detailing the distance of the proposed wind turbine from neighbouring properties, and
- b) details of any potential mobile phone coverage issues which the proposed wind turbine may cause.

5B. Reference No: APP/2016/0898

Planning Permission in Principle for Residential Development, Transport Interchange and Road Widening (B9170) at Land at Chapelpark, Oldmeldrum, Aberdeenshire

Applicant: Mr Keith Paterson
Agent: William Lippe Architects Ltd

The Planner introduced the application, which had been subject to a Pre-Determination Hearing. It was highlighted that since the submission of the report, the applicant had provided a land classification report which confirmed that the land was not classed as Prime Agricultural Land, therefore the third reason stated by the Planning Service for refusal was withdrawn.

The Committee then **agreed** to suspend Standing Order 11 (4) (a) in order to hear oral representations from the agent on behalf of the applicant and from a supporter.

During discussion the members asked about the allocated housing sites within the area and whether any of these were constrained; and for a further update in relation to concerns about flooding within the nearby church yard and church basement.

Following a full debate of the proposals, Councillor Johnston, seconded by Councillor Davidson, **moved** that the Committee recommend to Full Council that the application be refused, in line with officer recommendations.

As an **amendment**, Councillor Robertson, seconded by Councillor Shand, **moved** that the Committee recommend to Full Council that there be a departure from the Local Development Plan and that authority to grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards, subject to appropriate conditions, on the grounds that (i) the development would not result in the permanent loss of Prime Agricultural Land as a land classification report had now been received which classed the land as 3.2, (ii) there was no significant evidence to suggest that this site coming forward would prejudice the current allocated sites within the Local Development Plan from coming forward, and (iii) the proposed development would support the adopted A947 Improvement Strategy.

The members voted as follows:

For the Motion: **3** Councillors Merson, Davidson and Johnston.

For the Amendment: **7** Councillors Duncan, Gifford, Hendry, Owen, Robertson, Shand and Thomson.

Therefore, **the amendment was carried** that the Committee **recommend to Full Council that there be a departure from the Local Development Plan and that authority to grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards**, subject to appropriate conditions, on the grounds that (i) the development would not result in the permanent loss of Prime Agricultural Land as a land classification report had now been received which classed the land as 3.2, (ii) there was no significant evidence to suggest that this site coming forward would prejudice the current allocated sites within the Local Development Plan from coming forward, and (iii) the proposed development would support the adopted A947 Improvement Strategy.

5C. Reference No: APP/2015/3235

Councillor Davidson declared an interest as she received her water supply from the applicant and, as she felt this interest was clear and substantial, she indicated that she would not take part in the debate of this item.

Planning Permission in Principle - Creation of New Business Park including Class 4 (Office), 5 (General Industrial), 6 (Storage & Distribution) and Ancillary Uses such as Class 7 (Hotel) Land at Balmacassie North of the A948 Ellon.

Applicant: Mrs Davidson

Agent: Gary Purves, C/O Knight Frank LLP, 4 Albert Street, Aberdeen, AB25 1XQ

The Planner introduced the application which had been recommended for refusal by the Planning Service.

The Committee then **agreed** to suspend Standing Order 11 (4) (a) in order to hear an oral representation from the applicant.

Following the oral representation, a member reiterated the Public Sector Equality Duty that the Committee had agreed to adopt at the start of the meeting.

Following a full debate of the proposals, Councillor Merson, seconded by Councillor Thomson, **moved** that the Committee recommend to Full Council that there be a departure from the Local Development Plan and that authority to grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards, subject to appropriate conditions, on the grounds that Ellon was a rapidly growing town which was in need of additional employment and retail land and, on balance, this need outweighed the concerns of the Housing Service regarding the lack of inclusion of a Gypsy / Traveller transit site as part of this application.

As an **amendment** Councillor Gifford, seconded by Councillor Johnston, **moved** that the Committee recommend to Full Council that the application be refused, in line with officer recommendations.

The members voted as follows:

For the Motion: **3** Councillors Merson, Duncan and Thomson.

For the Amendment: **6** Councillors Gifford, Hendry, Johnston, Owen, Robertson, and Shand.

Therefore, **the amendment was carried** that the Committee **recommend to Full Council that the application be refused** on the grounds that the application failed to make available land for a Gypsy/Traveller site. The site was designated as having a requirement to make available land for a Gypsy/Traveller site in order to meet an immediate need for such facilities as identified in local and national

planning policy. No provision has been made for this requirement within the submitted proposal. The proposal cannot therefore be considered to confirm to Aberdeenshire Local Development Plan Policy 7 Other Special Housing Needs and Scottish Planning Policy (SPP) paragraph 133. The application was not therefore considered to be acceptable.

5D. Reference No: APP/2016/0982

Planning Permission in Principle for Erection of Dwellinghouse at Site Adjacent to Coshelly, Rothienorman

Applicant: Adam Duguid & Son

Agent: John Wink Design

The Committee **agreed** to **defer** consideration of the application, pending a site visit to be held on Tuesday 23 August, to assess site specific flooding concerns in relation to the proposed development.