

ABERDEENSHIRE COUNCIL**KINCARDINE AND MEARN'S AREA COMMITTEE****COUNCIL CHAMBER, VIEWMOUNT, STONEHAVEN, 25 OCTOBER 2016**

Present: Councillors C Nelson (Chair), P Bellarby (Vice-Chair), W Agnew, R Christie, A Evison, I Mollison, G Carr, J Dick, D Stewart.

Apologies: Councillors Clark, Dick and Howatson.

Officers: William Munro (Area Manager, Kincardine and Mearns), Karen McWilliam (Area Committee Officer, Kincardine and Mearns), Peter Robertson (Senior Solicitor, Legal and Governance), Susan Smith (Head Teacher, Bervie Primary School), Morna Harper (Service Manager, Business and Community), Stuart Murison, Senior Planning Officer), Laumon Dougal (Affordable Housing Officer), Gregor Spence (Senior Planning Officer).

In Attendance: Sandy Noble (Item 4 Area Committee Budget, Auchenblae Community Association), Alan Grant (item 11 A), Alan Greig (item 11 D).

1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct. None were declared.

2A. STATEMENT ON 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 their decision.

2B. RESOLUTION

The Committee **agreed** in terms of Section 50A(4) and (5) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting during consideration of the items specified below so as to avoid disclosure of exempt information of the class described in the undernoted paragraphs of Part 1 of Schedule 7A of the Act.

Item No

12

Paragraph No of Schedule 7A

8

3. MINUTE OF MEETING OF KINCARDINE AND MEARN'S AREA COMMITTEE OF 20 SEPTEMBER 2016

The Committee had before them and **approved** as a correct record the Minute of Meeting of the Committee of 20 September 2016.

4. INSPECTION OF BERVIE SCHOOL AND NURSERY CLASS

A report by the Director of Education, Children's Services, was circulated advising of Education Scotland Inspection results.

The Head Teacher introduced the report drawing attention to the positive school inspection and advising that staff, pupils, parents and the wider community all played an important role in the work of the school.

The Committee commended pupils, staff, parents and the wider community for the exceptional report and also commended the Head Teacher for her outstanding leadership.

The Committee **agreed** to:

1. Endorse 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
2. Agree to further reports on Education Scotland school inspections being presented.

5. AREA COMMITTEE BUDGET 2016/17

A report by the Director of Infrastructure Services was circulated advising of the most recent Area Committee Budget applications.

The Area Manager introduced the report advising that there were three applications to be consider at this meeting. Members were advised that should the applications being considered and if approved the remaining balance would be around £11,000. Members were also advised that there were a further two applications being progressed for the November Area Committee meeting which totalled £10,000.

An application had been received from Auchenblae Community Association to assist with the cost of purchasing and installing 22 secondary glazed window units for the community hall in the village. The recommendation for this application was to grant the funding but that it was subject to a favourable outcome from the Midhill Community Fund which would match fund the project. The outcome of the Midhill grant funding was expected in November.

A revised application had been received the North East Trail Centre Organisation (NETCO) for a feasibility study for a mountain bike centre at sites in Durris Woods, Hill of Fare, Echt and Pitfechie, Monymusk. The Kincardine and Mearns Area Committee deferred this application on 7 June 2016 to allow the group to advance their funding package. The group had now raised the funding, although it was advised that some of that funding would be used for ongoing costs of the group and not necessarily for funding the feasibility study. Members were advised that the Marr Area Committee had grated NETCO £2,000 towards the cost of the project from their Area Committee Budget.

The final application had been received from Maryculter Trinity Youth Café for £3,595.60 towards the cost of a project costing £5,997.60, to purchase equipment for an outside gym at the Church where the Youth café took place. The group had assembled the remaining funds

of (£2,402.00) through fund raising events and a donation from North Kincardine Rural Community Council.

The Committee **agreed** to disburse the following funding:

- | | |
|---|-----------|
| 1. Auchenblae Community Association -
(Subject to match funding from the Midhill Community Fund) | £6,200.00 |
| 1. North East Trail Centre Organisation - | £1,000.00 |
| 2. Maryculter Trinity Youth Café - | £3,595.60 |

6. TOWN CENTRE FIRST PRINCIPLE

A report by the Director of Infrastructure Services, on a Town Centre First principle had been circulated advising of the Town Centre approach, seeking comments and nominations of two Members to act as Town Centre Ambassadors.

The Service Manager, Business and Community, introduced the report advising that a Town Centre First approach was adopted when considering planning applications but that it was now proposed to widen this approach across other Council service activity.

The Committee **agreed** to:

1. Nominate the following three Members to act as Town Centre Ambassadors for the Kincardine and Mearns Area; Councillor Agnew, Councillor Carr and Councillor Mollison. If only two Councillors were permitted, Councillor Mollison would be a substitute.
2. Provide the following Comments on the proposed delivery of the Town Centre First Principle to the Infrastructure Services Committee for their consideration:
 - a) An annual report should be produced for the Area Committee,
 - b) Whilst Portlethen did not have a defined Town Centre it should be considered in regard to the Town Centre approach,
 - c) Look at what best practice existed with regard to successful town centre businesses,
 - d) Consider how to incorporate derelict buildings into the approach,
 - e) Ensure tangible outcomes and project plans are assembled to fulfil the task or it ran the risk of becoming a talking shop.

7. KINCARDINESHIRE DEVELOPMENT PARTNERSHIP ANNUAL REPORT

A report by the Director of Infrastructure Services was circulated advising Members of the Kincardineshire Development Partnership Annual Report (2015-2016).

The Area Manager introduced the report advising that The Kincardineshire Development Partnership (KDP) was the rural partnership for Kincardine and Mearns and that they provided support to communities and groups across the area. This support helped to build capacity in communities, for example, through supporting groups to become Scottish Charitable Incorporated Organisations, identifying sources of funding and advising on community empowerment. The Partnership had a Service Level Agreement (SLA) with Aberdeenshire Council, which included supporting communities to assemble community action plans. In this regard the Partnership were actively involved with the communities of Portlethen, Drumoak,

Newtonhill, Johnshaven and Stonehaven. Whilst the Partnership was still considered fairly new it was working effectively with a range of partners including voluntary sector agencies such as Aberdeenshire Voluntary Action and Community Planning Partners. In order to ensure the reduction of duplication and a good opportunity for networking an officer group called, Ways of Working, had been established. This group gave development officers the opportunity to share and interrogate work that was happening in the area with a view to a more joined up approach to both engagement and delivery.

Members were given the opportunity to comment on the work of the Partnership and consider whether they would want to attend an informal session with the Kincardineshire Development Partnership to hear more about the local work they were involved in.

The Committee **agreed** to:

1. Note the contents of the Annual Report from The Kincardine Development Partnership,
2. Note that the funding and Service Level Agreement between Aberdeenshire Council and The Kincardineshire Development Partnership would continue for 2016-17, and
3. Instruct the Committee Officer to arrange an informal session, after an Area Committee meeting, with the Kincardineshire Development Partnership to hear more about the local work they were involved in.

8. ADDENDUM TO MARINE SCOTLAND CONSULTATION ON A SECTION 36 APPLICATION UNDER THE ELECTRICITY ACT AND MARINE LICENCE FOR ERECTION OF OFFSHORE WIND FARM: UP TO 8 NO WIND TURBINE GENERATORS FOR AN OFFSHORE WIND FARM WITH TARGET PRODUCTION OF UP TO 50MW. HEIGHT TO WIND TURBINE GENERATOR BLADE TIP 176M.

A report by the Director of Infrastructure Services was circulated requesting the Committee to provide additional comment, further to those offered at the Kincardine and Mearns Area Committee dated 28 June 2016, on an application for a Marine Licence application as well as an application under Section 36 of the Electricity Act (1989) for a large scale wind energy development off the Kincardine and Mearns Coast, which Aberdeenshire Council are being consulted on.

The Senior Planning Officer was in attendance to present the report and answer any queries.

Members were advised of the summary of the addendum as follows:

- Impacts on Local Nature Conservation Sites were identified and accepted.
- Clarity on scope, position, scale of wind turbines had been provided and no changes were advised.
- In-combination viewpoint/photomontage images from Balmedie had been provided and showed the combined visual impact of Kincardine Offshore and Aberdeen Bay Wind Farms.
- An explanation of the viewpoint selection had been provided and was deemed acceptable.
- A Summary of the cumulative assessment had been provided and no further mitigation was deemed necessary.

The Committee **agreed** that no further additional comments were required.

9. STRATEGIC HOUSING INVESTMENT PLAN 2017 – 2022

A report by the Director of Infrastructure Services was circulated providing information on the Strategic Housing Investment Plan for 2017-2022.

The Team Leader, Affordable Housing, was in attendance to present the report and answer any queries.

Members were advised that the Strategic Housing Improvement Plan was updated every two years and covered a five year projection. It was anticipated that 2,500 homes would be delivered over the next five years with 579 of those in Kincardine and Mearns. Members were however advised that there were many external factors that could affect the role out of affordable housing.

The Committee discussed the report in full and then **agreed** to provide the following comments, on the Strategic Housing Investment Plan for 2017-2022, to the Social Work and Housing Committee for their consideration;

1. Consider working with developers to build more Council houses,
2. Consider more rental opportunities rather than purchasing,
3. Work with developers to consider what type of houses were selling and adapt accordingly,
4. Consider the opportunities for further funding that was available from Scottish Government,
5. Seek clarification with regard to:
 - a. The current housing requirement needs, and
 - b. Where were the 30 homes proposed for Kincardine and Mearns to be built?

10. INFRASTRUCTURE SERVICES QUARTER 1 (APRIL – JUNE 2016) PERFORMANCE EXCEPTION REPORT (ABERDEENSHIRE PERFORMS)

A report by the Director of Infrastructure Services was circulated advising of the most recent performance figures as they related to the Service.

The Area Manager introduced the report drawing attention to the following measures:

SO4 - Roads, Landscape Services and Waste (*4.4 KM - Street lighting Faults - Percentage completed within 7 days*). Members would be pleased to see the improvement in performance as this had been of concern previously.

SO5 - Planning and Building Standards. Performance with regard to; percentage of household planning applications dealt with within two months; percentage of non-householder planning applications dealt with within two months; and percentage of the total number of planning applications dealt with within two months had all shown a very high performance. The Average time taken to grant a Building Warrant (National Average 63 days) was below target and the rationale given was in relation to the clearing of older, pending warrants. These were legacy cases similar to what we have seen with planning applications and in time the performance would again improve.

The Committee **agreed** to:

1. Acknowledge the good performance achieved April - June 2016 as identified in the report, and
2. Instruct the Director of Infrastructure Services to continue to report, by exception, to Committee quarterly performance measures against Service objectives, and on a six monthly basis the progress in delivering all aspects of the Service Plan, and

11. 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 the **Appendix A** to this Minute.

Reference Number	Address
(A) APP/2016/1893	Full Planning Permission for Erection of Dog Boarding Kennels with Secure Outdoor Area, 2 Metre High Fencing, Formation of Vehicular Access, Passing Place and Parking/Turning Area at Land at Coalford Croft, Drumoak.
(B) APP/2013/2288	Full Planning Permission for Erection of 15 Dwellinghouses (Phase 1), Including Formation of New Vehicular Access and Provision of Open Space at Phase 1 (Plots 5-19), Land to East and South of Drumlithie Bowling Club, Drumlithie.
(C) APP/2014/3671	Planning Permission in Principle for Formation of Business Land (Classes 4, 5 and 6) and Associated Access, Drainage and Landscaping at Site Adjacent to A92/A957 Junction, East Newtonleys, Stonehaven.
(D) APP/2016/1398	Full Planning Permission for Erection of Dwellinghouse at Land Adjacent to Boghall Cottage, Fordoun.
(E) APP/2016/2136	Full Planning Permission for Formation of Riding Arena and Conversion of Part of Existing Agricultural Building to Stables (Domestic Use) (Retrospective) at Thriepland Cottage, Fordoun.

12. ROADS DEPOT REDEVELOPMENT (LAURENCEKIRK) – CONTRACT 17980

A report by the Director of Infrastructure Services was circulated advising Members of details of the Depot Strategy as it related to the Laurencekirk Depot.

The Area Manager introduced the report after which the Committee **agreed** to;

1. The scope of work as outlined in the report,
2. The overall cost as outlined in the report,
3. The delegation of authority to allow officers to proceed to tender and accept the contract figure, provided it fell within the scope of Financial Regulations,
4. To advise that the Committee noted:
 - a. The decision of the Gypsy Traveller Sub Committee, of 25 November, 2015, and
 - b. That the Laurencekirk Development Trust and the Mearns Community Council both promoted the need for more employment land in Laurencekirk.

**KINCARDINE AND MEARN'S AREA COMMITTEE, 25 OCTOBER 2016
APPENDIX A**

PLANNING APPLICATIONS FOR DETERMINATION

(A) Reference No: APP/2016/1893

Applicant: Mr Alan Grant, Coalford Croft, Drumoak, AB14 0LT.
Agent: George Douglas Architects, 4 Mackenzie Place, Old Aberdeen, Aberdeen, AB24 3EG.

A report by the Director of Infrastructure Services was circulated advising Members of a planning application that was being referred to Area Committee because Councillors Peter Bellarby, Wendy Agnew and Graeme Clark had requested that the application be referred to the Committee for further discussion in relation to a number of policy issues.

The Senior Planning Officer introduced the report advising that the proposed development would have limited adverse impacts on the surrounding landscape or any predicted significant impacts on the amenity of the closest residential properties. However, the proposed development was located within the Aberdeen Housing Market Area where new employment development was restricted, unless it involved the re-development of a previously developed site or building that was redundant. This proposal was for the erection of a new building on a greenfield site in the countryside and as such, the principle of development could not be supported.

The Committee heard from Mr Grant in support of his application advising that the proposal would be an exemplar design of boarding kennel to comply with new licensing conditions, it was suited to this rural location, offered a diversity business for the applicants and would offer local employment and training opportunities.

The Committee raised queries in relation to noise nuisance, animal care standards and policy with regard to agricultural land and the sites location within the Aberdeen Housing Market Area as designated within the ALDP.

The Committee **agreed** to delegate authority to the Head of Planning and Building Standards to grant Full Planning Permission for Erection of Dog Boarding Kennels with Secure Outdoor Area, 2 Metre High Fencing, Formation of Vehicular Access, Passing Place and Parking/Turning Area at Land at Coalford Croft, Drumoak, subject to appropriate planning conditions. The reasons given for justifying departure from Policy 3, Development in the Countryside, and SG Rural Development1: Housing and business development in the countryside, were as follows:

- a) The business would be acceptable on this site and was ideally suited to a rural location rather than an urban environment,
- b) There would be no negative impact on the landscape or the environment, as a result of the development, and
- c) The sitting layout and design were suitable to this site for this type of business.

(B) Reference No: APP/2013/2288

Applicant: Peterkin Homes Ltd, Bogincaber House, Auchenblae, Laurencekirk, AB30 1UD.
Agent: A B Roger & Young, 9 MacGregor Street, Brechin, DD9 6AB

A report by the Director of Infrastructure Services was circulated advising Members of a planning application that was being referred to Area Committee because if approved the proposed development would be a departure from the development plan.

The Senior Planning Officer advised that it had been the professional opinion of a local estate agent, and through the use of an Employment Land Market Assessment report carried out by a leading firm of Chartered Surveyors that Drumlithie was not capable of sustaining or developing land of this type, when referring to the employment provision. Therefore the proposal was for home working units in the rear of each plot, and an increased amount of open space. Members were advised that the use of home working was becoming increasingly popular with employers and presented flexible working opportunities for individuals wishing to work from home. The principle of development on the site was established through the allocation of the site in the Local Development Plan.

Members were advised that due to the requirement of employment land being an existing and proposed allocation of the forthcoming emerging ALDP, this would constitute a policy departure. However, the Planning Service view was to support the proposal as a departure from ALDP Policy 1 Business Development and SG Bus1: Development of Business land. It was considered that the proposal would not have a negative impact on the residential or visual amenity of the area

The Committee raised concerns with regard to the loss of employment land, the evidenced need for the proposed home working units and whether this was considered sustainable.

The Committee **agreed** to defer determination of the application to allow the Planning Officer to further discuss provision of 0.5 ha employment land as per the Local Development Plan with the Developer.

(C) Reference No: APP/2014/3671

Applicant: Bancon Developments/Dunecht Estates, Banchory Business Centre, Burn O'Bennie Road, Banchory AB31 5ZU.

Agent: Bancon Developments, Banchory Business Centre, Burn O'Bennie Road, Banchory, AB31 5ZU.

A report by the Director of Infrastructure Services was circulated advising Members of a planning application that was being referred to Area Committee because the report provided an update to the report determined at the meeting of the Area Committee on 30th June 2015.

The Senior Planning Officer advised that a delegated grant of planning permission in principle was given by Kincardine and Mearns Area Committee on 30th June 2015. This report aimed to provide an update on the new material consideration arising from the legal challenge to the Strategic Transport Fund (STF), Supplementary Guidance. In order to progress applications during the period whilst the appeal process continued, an option was available for applicants to review their Transport Assessments/Statements to demonstrate that they could mitigate any strategic and local transport issues before they could commence development. In this instance, the applicant carried out a Transport Assessment before the application was reported to the Kincardine and Mearns Area Committee on 30th June 2015, as part of the consideration of the proposal, and it was agreed by Infrastructure Services (Transportation) that the proposed development could be assimilated into the wider transport network without creating any undue negative impact upon the strategic transport network. Infrastructure Services (Transportation) was re-consulted on this matter for clarification and had no objection to this application being granted without a STF contribution in these circumstances, subject to the conditions previously advised. As such, the proposal was considered to comply with the requirements of Policy 9 (Developer contributions) and all other relevant policies. Therefore, the recommendation made by the Planning Service had altered from the previous

recommendation reported to and agreed by Local Members at the Area Committee Meeting of the 30th June 2015, in that a Section 75 Legal Agreement was no longer required in relation to this proposal as the STF contribution was the sole matter to be included in the legal agreement.

The Committee **agreed** to grant Planning Permission in Principle subject to:-

- a) the following planning conditions:
01. Details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.
- (a) Full details of the layout and siting of the proposed development;
 - (b) Full details of the external appearance and finishing materials of the proposed development;
 - (c) A landscaping scheme and tree protection plan including proposed landscape features, including trees to be retained and planted;
 - (d) A detailed levels survey of the site and cross sections showing proposed finished ground and floor levels relative to existing ground levels and a fixed datum point;
 - (e) Full details of the proposed means of disposal of foul and surface water from the development including a full SUDS design prepared to meet with the requirements of the CIRIA manual C697 as detailed below:
 - i) The design shall show the effects of 1 in 10 year, 1 in 30 year, and 1 in 200 year storm and run-off, including an allowance for climate change. This should include full drainage network calculations;
 - ii) The Developer shall confirm that no water will enter buildings or restrict movement of emergency vehicles in the 1 in 200 year plus climate change event on completion of the proposed development;
 - iii) The design shall give consideration to the capacity of any existing watercourse and the effects on any downstream properties;
 - iv) Full details of the proposed basin including details of inlet and outlet structures, and discharge to the Glasslaw burn;
 - v) Details of overland flow patterns and full details of how the 1 in 200 year flow is routed into the SUDs basin;
 - vi) Details of how the 1 in 200 year flow enters and leaves the detention basin;
 - vii) Details of Capacity and condition of culvert under the road on the SUDs basin discharge route to be demonstrated;
 - viii) Ditch A proposals to be fully detailed to demonstrate no flood risk to this development, adjacent proposed developments and existing developments;
 - ix) Full details and calculations (including details of buffer strips) for all modified or new drainage channels and culverts;
 - x) Full details of the maintenance regime for all drainage proposal to ensure that they remain effective in perpetuity.
 - (f) A street engineering review and quality audit for the new road network within the site to be submitted and approved by the Planning Authority;
 - (g) Final road/pedestrian/cycle layout details including details of proposed pedestrian, cycle and public transport links to existing public network, Roads SUDs methodology & Roads SUDs integration with the overall site surface

water drainage strategy and roundabout geometry must be submitted for approval. This would best be provided by submission of both Street Engineering Review (SER) and Stage 2 Quality Audit (QA) submissions that generally accord with the guideline SER and QA headings given on page 57-59 of the National Planning Policy document "Designing Streets";

- (h) Full details of the proposed car parking/vehicle turning area for the development in accordance with the Council's Car Parking Standards.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. The following works shall be carried out prior to occupation of the development:

- (a) Completion of a new access off A92 serving this site and neighbouring business park site.
- (b) Provision of parking spaces, surfaced in hard standing materials shall be provided within the site in accordance with the Council's Car Parking Standards.
- (c) Provision of a lit cycle/pedestrian link must be provided and made operational to link development to existing cycle/pedestrian network at the Braehead housing development which provides onward lit pedestrian link to Stonehaven.
- (d) Provision of a suitable Cycle/pedestrian route link with National Cycle Route 1 which provides cycle routing into Stonehaven must be identified and agreed, with agreed route constructed and made operational to provide cycle linkage to/from proposed development including footpath and cyclepath connections to be provided as shown within Ramsay & Chalmers Drawing No. 048 dated 3/3/15. Detailed design is required to be agreed with Aberdeenshire Council's Roads Development Team.

Reason: In the interests of road and public safety and to ensure cycle connectivity between the proposed development and Stonehaven/National Cycle Route 1.

03. That no part of the development shall be occupied until a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car has been submitted to and approved in writing by the planning authority, after consultation with Transport Scotland, as the Trunk Roads Authority and the Local Roads Authority (Aberdeenshire Council Transportation Service). In particular this Travel Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan.

Reason: To encourage the uptake of sustainable transport modes and reduce the dependency on private car in accordance with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.

04. Prior to commencement of any work in any phase of the development, a detailed scheme for the protection and enhancement of the water environment shall be submitted to, and approved in writing by, the Planning Authority in consultation with SEPA and SNH or other agencies as appropriate. This shall include:

- (a) A detailed site layout for Phase 2, including details of ditch A and capacity of the associated new culvert, and confirmation of an appropriate buffer strip between development and water features on site;
- (b) Full details, including the location and design detail, of any other proposed engineering activities in the water environment, such as new culverts, upgrading of existing culverts, deculverting, realignment of any watercourses

- on site. Any such proposals shall be designed to accommodate the 1 in 200 year flow;
- (c) Post development site topography and details of proposed landscaping to direct surface water flows.

All works on site must be undertaken in accordance with the approved scheme unless otherwise agreed in writing with the Planning Authority in consultation with SEPA.

Reason: To protect and improve the water environment and to protect people and property from flood risk.

Reasons for Decision

The proposal is located on a site allocated for employment uses in the Aberdeenshire Local Development Plan (2012) to contribute to meeting the employment land requirements set in the Strategic Development Plan. The proposal has been assessed in terms of drainage and access/transportation issues and is considered to comply with all relevant planning policies.

(D) Reference No: APP/2016/1398

Applicant: Mr Alan Greig, Per Agent.

Agent: Mr Jim Stuart, An Darrach, Gardenston Street, Laurencekirk, AB30 1UG.

A report by the Director of Infrastructure Services was circulated advising Members of a planning application that was being referred to Area Committee because Councillors George Carr and Dave Stewart had requested that the application be referred to the Committee for further discussion in relation to a number of policy issues.

The Senior Planning Officer advised that although the application site was considered an appropriate addition to a cohesive group of at least five houses and the design was broadly considered acceptable for the location, subject to alternative finishing materials, the site was located on prime agricultural land which planning policy aimed to safeguard. It was not considered that the justification put forward demonstrated clear social and economic benefit that outweighed the agricultural value of the site.

The Committee heard from Mr Greig in support of his application advising that he had long established connections with Arbuthnott and had recently set up his own business to operate from the village.

The Committee **agreed** to delegate authority to the Head of Planning and Building Standards to grant Full Planning Permission for Erection of a Dwellinghouse at Land Adjacent to Boghall Cottage, Fordoun, subject to:

- a. The completion of a suitable Section 75 agreement to secure required Developer Obligations, and
- b. Appropriate planning conditions.

The reasons given for departing from policy Policy 14: Safeguarding of resources and areas of search and SG Safeguarding2: Protection and conservation of agricultural land of the Aberdeenshire Local Development Plan (2012), were that the social economic benefit would outweigh the loss of agricultural land in that the applicant had strong connections with the area and would be setting up a sought after local business which if given a chance to expand may offer further employment opportunities.

(E) Reference No: APP/2016/2136

Applicant: Mrs Leigh Keith, Thriepland Cottage, Fordoun, Laurencekirk, AB30 1LN
Agent: Inspired Design & Development Ltd, 27 Evan Street, Stonehaven, AB39 2EQ.

A report by the Director of Infrastructure Services was circulated advising Members of a planning application that was being referred to Area Committee because there had been valid objections from more than five separate households.

The Senior Planning Officer advised that the small scale equestrian development would have no detrimental impact on the character and amenity of the surrounding area. It was not expected that existing surface drainage issues would be exacerbated by the development and that the potential environmental impact of muckheaps could be addressed by planning conditions.

The Committee agreed to **grant** Full Planning Permission subject to the following conditions:-

01. That within one month of this approval or unless otherwise agreed in writing by the Planning Authority, a method statement demonstrating how waste from the operation (e.g. horse muck) will be disposed of to avoid any adverse environmental impacts shall be submitted for the further consideration and approval by the planning authority. Thereafter, the measures detailed in the method statement shall be fully implemented in perpetuity or for the duration of the operation as necessary.

Reason: In the interests of health and public safety.

02. That the proposed stables shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such. At no time shall the stables be utilised for commercial purposes without express grant of planning permission.

Reason: In order to retain effective planning control of the development in the interests of the residential amenity of the surrounding area.

Reason for Decision

The development has been considered in terms of its impact on the character and amenity of the surrounding area and is considered to comply with the Aberdeenshire Local Development Plan (2012).