



Garioch Area Committee Report – 27 June 2017

Reference No: APP/2017/0615

**Full Planning Permission for Alterations and Extension to Hall at Milne Hall,
Kirkton of Skene, Westhill, Aberdeenshire, AB32 6XE**

Applicant: Milne Hall Committee
Agent: Mike Mair Architectural Services

Grid Ref:	E: 380316 N: 807690
Ward No. and Name:	W13 – Westhill and District
Application Type:	Full Planning Permission
Representations:	0
Consultations:	4
Relevant Proposals Map Designations:	Within Kirkton of Skene Settlement; P2 Protected Land
Complies with Development Plans:	No
Main Recommendation:	Refuse



NOT TO SCALE

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1. Reason for Report

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

- Cllr Aitchison - Committee should consider whether the application complies with Policy PR1, Policy HE1, Policy P1 and Policy E1.
- Cllr McKail – Refer to committee for further consideration in order that the Committee can fully discuss the potential community benefits of the application.
- Cllr McKelvie – would recommended this application is discussed at Committee, as the planning dept view should be discussed following the submission of supportive information.

1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

2.1 The applications seeks full planning permission for the alteration and extension of Milne Hall, Kirkton of Skene.

2.2 Milne Hall is a community hall that is set centrally within the settlement of Kirkton of Skene. The hall neighbours, an area of land north-west surfaced with gravel-topped hardcore which is used a car park; a restaurant and bar to the west; the B-listed Parish Church of Skene and C-listed Skene Churchyard to the south; and P2 Kirkton of Skene protected open space which accommodates play equipment and grass lawn.

2.3 Finishes of the original section of the hall consist of granite blockwork walls, tall timber-framed windows painted white with Georgian bars, and slate tiles to roofing.

2.4 An existing extension lies upon the north-facing gable end of the original section of the hall which features slate tiles to roofing, grey roughcast harled walls and timber-framed windows painted white. The existing extension lies mostly to the north of the original hall and features a hipped roof, though a flat-roofed section of the extension 'wraps around' the east elevation of the original hall.

2.5 It is proposed to extend to the rear (east) elevation of the hall, adjacent to the flat-roofed section of the existing extension, projecting east of the original hall across an area of grass lawn, which forms part of protected land P2 Kirkton of Skene. While the existing extension covers a ground area of approximately 18.9sqm, the proposed extension would increase the ground area coverage to approximately 50.9sqm.

2.6 The extension would be 6.135m by 8.3m and a mono-pitched roof would cover the proposed extension and the flat roofed section of the existing

