

Kincardine & Mearns Area Committee Report 22 August 2017

Reference No: APP/2017/1152

Full Planning Permission for Erection of 3 Dwellinghouses and 1 Detached Garage at Land to West of West Cairnbeg Farmhouse, West Cairnbeg, Laurencekirk, Aberdeenshire,

Applicant: Craigallan Homes Ltd, Industrial Unit, Montrose Road Industrial Estate, Montrose Road, Brechin

Agent: A B Roger & Young Ltd, 9 MacGregor Street, Brechin

Grid Ref: E:370102 N:776231

Ward No. and Name: W19 - Mearns

Application Type: Full Planning Permission

Representations 11

Consultations 7

Relevant Proposals Aberdeenshire Local Development Plan

Map

Designations: Within Settlement

Complies with Yes

Development Plans:

Main Recommendation Grant with Conditions



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.3.1f of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.
- 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 Full planning permission is sought for the erection of three dwellinghouses and one detached garage at land to the west of West Cairnbeg Farmhouse.
- 2.2 The application site is located within the settlement boundary of West Cairnbeg, which is located around 6.5km northwest of Laurencekirk. West Cairnbeg is a village of houses and has grown significantly over the years which has led to it being now a defined settlement with the Aberdeenshire Local Development Plan 2017. There are a mix of relatively modern single and 1½ storeys properties and some dwellings of more traditional and there is also converted steading buildings.
- 2.3 The application site is located within the north area of the settlement, on an area of land which was formally part of the curtilage of West Cairnbeg Farmhouse. A dwellinghouse, The Beeches, is located to the northwest of the application site. The site is bounded by agricultural land to the north, a road to the west and south and the site of West Cairnbeg Farmhouse to the east. The site is contained by timber fencing to the east, north and west and partially by a stone wall and mesh wire fencing to the south. There is an approximately 2m high stone wall running partly across site from west to east. At the south corner of the site is an existing access at the stone gate piers. This wall runs partway around the corner before the timber fencing begins. There are a number of trees to the west of the site and a beech hedge on the west and southern boundaries.
- 2.4 The proposal seeks to erect three dwellinghouses on this site and create a new access to serve two of the properties. One of the proposed dwellings would be single storey and the other two 1½ storeys and finished in off-white render, slate roof tiles and timber windows and would be in keeping with surrounding properties. The dwellinghouse furthest to the north of the site would have a detached double garage, finished in materials matching the dwellings. The other two dwellings would have attached garages. The existing stone wall on the site would remain and act as a boundary treatment between two of the properties. A 1.8m high timber fence is proposed between Plots 2 and 3 and to the rear of Plot 3 to contain the rear garden.

- 2.5 A revised site plan was submitted to show the proposed boundary treatments within the site.

Planning History

- 2.6 There have been a number of planning applications submitted for West Cairnbeg, predominantly for the erection of dwellinghouses. Including the erection of 9 dwellings (APP/2004/3465) granted in July 2005. A proposal for 5 dwellinghouses split over two applications (APP/2012/3525 and APP/2012/3725) was granted in 2013. An application for 2 dwellings (APP/2013/0333) was refused planning permission in principle in 2013. An application to subdivide the existing farmhouse to form two dwellinghouses was approved under APP/2015/3385.

Supporting Information

- 2.7 The following information was submitted with the application:
- Design Statement by A.B. Roger & Young Ltd. Outlining the proposal and includes a site analysis, description of the proposal and setting out the design of the proposed dwellings.
 - Ground Assessment & Drainage Recommendation Report by S.A. McGregor outlining the proposed drainage arrangements for the site. The proposal seeks to install a 'Puraflo Wastewater Treatment System' for the disposal of foul water and the surface water would discharge into the existing surface water drains which serve the settlement at West Cairnbeg.
 - Tree Survey (drawing no. 2017/WCF/01) was submitted which identifies the trees within the site and their root protection areas on the site.

3. Representations

- 3.1 A total of 11 valid representations (11 objection) have been received as defined in the Scheme of Delegation. This does not include multiple representations from the same household which equate to 15 letters in total. All issues raised have been considered. The letters raise the following material issues:

- Countryside alone cannot be relied on as the sole source of amenity for residents, further houses would exacerbate problem of lack of public open space
- More focus of improving existing area rather than congesting the site with further housing
- Siting of sewage treatment system behind existing homes could raise potential problems of smell/rodents
- Schools at capacity
- Size of the community grows with no amenities
- Construction build and traffic concerns

- Continuous expansion has not and is not planned to add any community benefits ever, farmland is not amenity
- No facilities provided for children, new development will introduce more vehicles frequently using the roads
- More housing would not be beneficial
- Access and egress from the proposed site is narrowest road of the estate
- No proposed pavement on this side of the road to serve new houses
- West Cairnbeg has grown 3x initial size and adding additional homes within any consideration to facilities or public transport links does not add value or benefits to residents
- ALDP 2017 states that there are no public open spaces or services in West Cairnbeg and future residential development may be required to contribute towards facilities to benefit the community
- Proposal will impact on light, privacy and block 'The Arches' in from all sides and views
- Prior to application, all full grown trees in the area proposed were destroyed and the area deliberately left in poorly maintained state
- Estate does not cater for children and increasing number of family homes without addressing the issues will only make the situation worse
- No safe pick up and drop off point for children on school bus
- Proposal needs to be considered with the whole of West Cairnbeg, which now has 40 houses. Amenities to support the community need to be added to the development
- Further development is expected but no overall plan
- If approved, West Cairnbeg will have four areas of roadway which are not fully tarmacked or serviced by street lighting due to the fact that applications are submitted for housing in groups of less than 4, which required pavements and street lighting
- No visitors parking for plots 1 and 2 and no suitable nearby parking, this will not be suitable for disabled access
- It is well recognised that until recently the application site was part of the well-kept garden of West Cairnbeg Farmhouse could set a precedent for any further garden space within the community large enough to fit a house to be potentially used as such
- Without overall plan, development seems likely to be sporadic, uncoordinated without planned community facilities or community benefit
- Previous planning application APP/2013/1710 was recommended for refusal and included a statement that 'it is not considered appropriate or sustainable to continue to increase incrementally a group of dwellings of the size of West Cairnbeg, where it is located in the rural area without adequate services, facilities or amenities'. It may be classed as a settlement now but nothing has changed since then

4. Consultations

Internal

- 4.1 **Business Services (Developer Obligations)** have advised that heads of terms have been agreed.
- 4.2 **Education Learning and Leisure (Education & Children's Services)** initially could not support the proposal due to the existing allocated housing planned within the Auchenblae catchment area and commented that although Auchenblae is currently operating within working capacity, it has exceeded the core capacity and has a rising roll which would only be exacerbated by additional housing. Following discussions into the matter, this Service submitted a revised consultation response stating that the proposal could be supported.
- 4.3 **Infrastructure Services (Contaminated Land)** requested further information in relation to the former activities undertaken on the land. Following receipt of further information on the former use of the site there is no indication of any past use which might have caused contamination and this Service has no further comments to make on this application.
- 4.4 **Infrastructure Services (Environmental Health)** were consulted on the application in relation to the proposed treatment plant. This Service states that this system may generate noise and in order to protect nearby properties a condition regarding noise levels is to be attached to any consent granted.
- 4.5 **Infrastructure Services (Flood Risk & Coast Protection)** were consulted and following review of the planning application, this Service has no comments to make.
- 4.6 **Infrastructure Services (Roads Development)** has commented on the application and state that there is a hedge between the two accesses that will require to be cut back in order to achieve suitable visibility. As there is no footway on the development side of the road a refuse collection point should be constructed out with the visibility splay at the access to Plots 1 and 2. This Service has no objection to the proposal subject to conditions relating to: formation of a drop kerb footway crossing; access gradient; off street parking; visibility splays; and a refuse bin uplift store area.

External

- 4.7 **Scottish Water** had not responded at the time of writing this report.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2017

Policy P3 Infill and householder developments within settlements (including home and work proposals)

Policy PR1 Protecting important resources

Policy C1 Using resources in buildings

Policy RD1 Providing suitable services

Policy RD2 Developers' obligations

5.4 Other Material Considerations

None

6. Discussion

- 6.1 The main issue to be addressed in the determination of this application is the acceptability in principle of the erection of three dwellinghouse at this location in terms of policy relating to housing development within the settlement of West Cairnbeg. Furthermore, consideration of the impact on the character and amenity of the area and the site's ability to satisfy the technical requirements expected of the development also require to be assessed.

Principle of development

- 6.2 The site is located within the settlement boundary of West Cairnbeg as defined in the Aberdeenshire Local Development Plan 2017 and as such, the principle of the development would be assessed against Policy P3 Infill and householder developments within settlement (including home and work proposals). This policy states that sites within settlements that have no specific land use designation may provide development opportunities that can contribute towards housing and employment land requirements. Development may be supported on vacant sites within a settlement boundary that has no specific land use allocation, as long as the development respects the scale, density and character of its surroundings and will not erode the character or amenity of the surrounding area.
- 6.3 The application site lies to the west of the dwellinghouse West Cairnbeg Farmhouse and is contained within the former garden ground which is now separated from the main house. The site does not have a specific land use at present and the erection of dwellinghouses similar in size and scale to those in the surrounding area, would not erode the character of the area. The three plots can be accommodated within the proposed site and each dwelling would have space for parking and garden ground. The existing farmhouse has adequate garden ground following the separation from this site.
- 6.4 Plot 1 would be the furthest to the north of the application site and would be bounded by agricultural land to the north, to the east by an existing dwellinghouse, 'The Beeches'. The proposed neighbouring Plot 2 would be located to the south and the plot of West Cairnbeg Farmhouse to the east. The proposed dwellinghouse would be single storey in height and at a distance of approximately 13m from 'The Beeches' and there are no significant concerns regarding overlooking due to the height and distance between the properties. Furthermore, Plot 1 and Plot 2 would be separated by the existing 2m high stone wall to the south and there would be no adverse amenity impact on Plot 2. A detached garage is proposed to the east of the dwellinghouse and would measure approximately 6m by 6m with a height of 4.8m and finished in materials matching the dwellinghouse. The scale and location of the garage would not have a significant visual impact on the area or negatively affect the amenity of neighbouring properties.

- 6.5 Plots 2 and 3 would be 1½ storeys in height and located to the southeast of 'The Beeches'. Plot 3 would utilise the existing driveway at the south of the site whilst Plots 1 and 2 would be accessed via a new driveway to the east of the site. The proposed dwellinghouses for these plots would also be representative of the recent dwellings within West Cairnbeg in terms of design and scale. Due to the orientation and design of Plot 2, there would be no concerns of overlooking towards Plot 1 or 'The Beeches'. There would be adequate separation between Plot 2 and 3 to ensure that there would be no significant concerns of overlooking. There are two properties to the southeast of the site, separated by the public road. There are no windows proposed on the south elevation of the dwellinghouse of Plot 3 and therefore the proposed dwelling would not overlook any existing properties to the south of the site.

Trees

- 6.6 Policy PR1 Protecting important resources aims to ensure that development does not result in the loss or serious damage to trees and woodland. There are a number of trees within the site mainly located to the west of the proposed Plots 2 and 3. Their root protection areas have been identified on a tree survey plan and there is also a beech hedge which runs along the west and south boundaries of the site. The retention of trees and hedge to the west of the site would assist in screening the development but also softening the overall appearance. In addition, some of these trees are relatively mature and add some value to the character of the area. It is considered that a condition relating to the details to be submitted to ensure protection of the trees throughout the construction phase can be applied to any consent granted. The proposal is acceptable and complies with Policy PR1 Protecting important resources. A point in a representation highlighted that trees have previously been removed from the site, however the trees are not protected and therefore no prior consent would have been required to fell the trees.

Technical issues

- 6.7 In terms of access, the existing access at the south corner of the site would be utilised to access Plot 3 and a new driveway created to the east of the proposed dwellings to serve the other two plots. Infrastructure Services (Roads Development) have been consulted and state that there is a hedge between the two accesses that will require to be cut back in order to achieve suitable visibility. As there is no footway on the development side of the road a refuse collection point should be constructed out with the visibility splay as the access to Plots 1 and 2. This Service has no objection to the proposal subject to conditions relating to the new access, driveway, off-street parking, visibility splays and a refuse bin uplift store area. Concerns have been raised in the representations regarding road safety and increase in traffic, however this Service did not raise any issues in relation to road safety. Therefore, the proposal complies with Policy RD1 Providing suitable services.

- 6.8 Policy RD1 Providing suitable services also seeks to ensure that new development can be drained to avoid flooding and pollution. A Drainage Recommendation Report has been submitted which demonstrates that drainage infrastructure can be provided at the proposed location in the field to the north of the site. A waste water treatment plant is proposed and this would protrude above ground level. Therefore, it is considered that it should be conditioned to ensure that appropriate landscaping is undertaken to assist in ensuring the development does not have a significant negative visual impact. In addition, some of the representations raised concern over the proximity of the treatment plant to the existing residential properties and issues of noise and smell. Infrastructure Services (Environmental Health) were consulted and state in relation to this matter that the proposed system includes a pump which may generate noise and therefore a condition relating to the noise levels is to be attached to any consent granted to ensure that noise from the development does not result in undue loss of amenity to neighbouring properties.
- 6.9 Education and Children's Services initially could not support the proposal as there was not deemed to be capacity at Auchenblae Primary or Mearns Academy. However, it was later determined that there was capacity at these schools for the anticipated small number of pupils that would be generated from this development and the proposal could be supported and the previous objection was removed. Business Services (Developer Obligations) have confirmed that contributions have been agreed, therefore the proposal complies with Policy RD2 Developers' obligations.
- 6.10 Policy C1 Using resources in buildings states that all development must be designed to reduce carbon-dioxide emissions. No details have been submitted in relation to energy efficiency, however it is considered that this matter can be controlled via an appropriate planning condition. As such, the proposed complies with this policy.

Representations

- 6.11 The letters of representations received have raised a number of matters, some of which have been addressed within the content of this report, however one matter which was raised frequently within the various submissions was the perceived lack of amenities for existing residents within West Cairnbeg and how this development would exacerbate this issue.

The Planning Service considers that the proposal complies in principle in terms of Policy P3 Infill and householder developments within settlements (including home and work proposals) and the application cannot be recommended for refusal on the basis that no amenities are being provided within the site based on the level of development proposed. It is acknowledged that within the settlement statement for West Cairnbeg it notes that there is no open space within the settlement however it is apparent that the settlement is rurally located. Some of the representations do highlight that the open countryside cannot be relied upon solely for amenity space. It is however considered in this instance that the open countryside does provide

amenity for residents and is adequate for the needs of the development proposed. This development will not erode the character of West Cairnbeg which is considered to be a rural settlement.

The provision of open space to serve the wider community as a result of existing deficiencies is not a matter which the Planning Service can control through this proposal as it cannot be insisted upon the applicant to provide open space within the settlement to address the existing situation. There are limited services and amenities within the settlement and therefore residents are reliant upon use of facilities within nearby larger settlements. This is common throughout Aberdeenshire in terms of services provision based on the size and nature of settlements. The settlement statement acknowledges this and also notes that new residential development may be required to contribute towards facilities that serve West Cairnbeg or towards facilities in the wider catchment area at Laurencekirk. The site is located approximately 3.5 miles from Laurencekirk where there are amenities and it is considered that the settlement is in close proximity to those amenities. A developer obligations assessment has identified an appropriate level of contributions towards relevant services and amenities and contributions have been agreed towards Sports and Recreation facilities in Laurencekirk which would accord with the settlement statement. The proposed development complies in principle with the policy relating to infill development within settlements. It is not reasonable to expect a development of this scale to address existing deficiencies related to open space and amenities of existing residents. The addition of three dwellings is not likely to have a detrimental impact upon the provision of existing services for the wider community and is therefore considered to be acceptable in this regard.

Conclusion

- 6.12 In conclusion, the proposed development meets the terms of Policy P3 Infill and householder developments within settlements (including home and work proposals) and is an appropriate development within this residential area. The site can adequately accommodate three dwellinghouses without adversely impacting upon the amenity currently afforded to neighbouring residents. The proposal is acceptable in terms of design and scale and all technical matters have been addressed. The proposal complies with the relevant policies of the Aberdeenshire Local Development Plan 2017 and is recommended for approval.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Equalities, Staffing and Financial Implications

- 8.1 An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.
- 8.2 There are no staffing and financial implications.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 GRANT subject to the following conditions:-

01. No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 25 metres in both directions along the channel line of the public road has been provided from a point 2.4 metres measured at right angles from the existing edge of the carriageway surface along the centre line of each approved new driveway in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

02. The vehicular access, driveway and parking areas hereby approved shall not be brought into use unless both have been provided and surfaced in accordance with the details to be submitted and approved in writing by the Planning Authority and the drop kerb footway crossing has been formed at the new access. The first five metres of the driveway measured from the edge of the road shall be fully paved and shall have a maximum gradient not exceeding 1:20. Off-street parking for 8 cars, surfaced in hard standing materials must be provided within the site. The access/driveway/parking area shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road. Once provided, the access, driveway and parking area shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the access, driveway and parking area to an adequate standard; to prevent the carriage of loose driveway material on to the public road and to ensure the retention of adequate off-street parking facilities, all in the interests of road safety.

03. No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store area have been submitted to and approved in writing by the planning authority. The area shall be constructed behind any visibility splay at the access to Plots 1 and 2 and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. No dwellinghouse shall be occupied unless the refuse bin uplift store area has been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store area shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

04. No works in connection with the development hereby approved shall commence unless a tree protection plan has been submitted to and approved in writing by the planning authority. Tree protection measures shall be shown on a layout plan accompanied by descriptive text and shall include:

- a) The location of the trees to be retained and their root protection areas and canopy spreads (as defined in BS 5837: 2012 Trees in relation to design, demolition and construction);
- b) The position and construction of protective fencing around the retained trees (to be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction).
- c) The extent and type of ground protection, and any additional measures required to safeguard vulnerable trees and their root protection areas.
- d) An arboricultural impact assessment which evaluates the direct and indirect impacts of the proposed development on the trees to be retained and proposed mitigation.
- e) An arboricultural method statement to demonstrate that operations can be carried out with minimal risk of adverse impact on trees to be retained.
- f) A method statement for any works proposed within the root protection areas of the trees shown to be retained.

No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the planning authority and no fire shall be lit in the position where the flames could extend to within 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

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

05. No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained.
- b) Protection measures for the landscape features to be retained.
- c) The location of new trees, shrubs, hedges, grassed areas and details of the proposed landscaping around the drainage infrastructure to the north of the proposed dwellings.
- d) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- e) An indication of existing trees, shrubs and hedges to be removed.

f) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

06. No dwellinghouse hereby approved shall be occupied unless the proposed foul water drainage systems has been provided in accordance with the approved plans and the Ground Assessment and Drainage Recommendation Report by S.A. McGregor dated 7 March 2016. The foul water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

07. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:
- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
 - b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

11.2 Reason for Decision

The proposal can be adequately accommodated within the site without adversely impacting upon the amenity currently afforded to neighbouring residents and the design and scale of the dwellings would be in keeping with neighbouring properties. The proposal meets the terms of Policy P3 Infill and householder developments within settlements (including home and work proposals) and is an appropriate development within the settlement boundary of West Cairnbeg and all technical matters have been addressed. The proposal complies with all other relevant policies of the Aberdeenshire Local Development Plan 2017.

Stephen Archer
Director of Infrastructure Services
Author of Report: Jenny Ash
Report Date: 2 August 2017