

ABERDEENSHIRE COUNCIL

FORMARTINE AREA COMMITTEE

THE KIRK CENTRE, STATION ROAD, ELLON, 13 JUNE 2017

Present: Councillors K Adam, I Davidson, A Duncan, A Forsyth, J Gifford, A Hassan, P Johnston, A Kloppert, G Owen, A Stirling, I Taylor and R Thomson.

Officers: C White (Area Manager, Buchan), C Young (Committee Officer, Formartine), M Ingram (Solicitor, Legal and Governance), A Ramsay (Senior Planner, Infrastructure Services), A Davidson (Senior Planner, Infrastructure Services), A Buchan (Roads Engineer, Infrastructure Services), K Sparrow (Engineer, Infrastructure Services), G Milne (Workforce, Planning and Staffing Manager, Education and Children's Services), M Mitchell (Learning Estates, Programme Delivery Officer, Education and Children's Services), Tim Stephen (Facilities and Funding Service Manager, Education and Children's Services) and N McDonald (Area Commander, Police Scotland).

**1. APPOINTMENT OF CHAIR OF FORMARTINE AREA COMMITTEE
UNDER (PART 2A) OF THE SCHEME OF GOVERNANCE, SECTION
B 1.4**

The Buchan Area Manager took the Chair and invited nominations for the position of Chair.

Councillor Gifford, seconded by Councillor Owen, nominated Councillor Davidson.

Councillor Kloppert, seconded by Councillor Adam, nominated Councillor Thomson.

The members voted as follows:

For Councillor Davidson: **6** Councillors Davidson, Gifford, Hassan, Owen, Stirling and Taylor

For Councillor Thomson: **6** Councillors Adam, Duncan, Forsyth, Johnston, Kloppert and Thomson

As there was a tie vote, the nominated members drew cards from a freshly opened pack of cards. Councillor Davidson drew the queen of spades and Councillor Thomson drew the jack of clubs.

Therefore Councillor Isobel Davidson was duly **appointed** as Chair.

2. APPOINTMENT OF VICE CHAIR OF FORMARTINE AREA COMMITTEE UNDER (PART 2A) OF THE SCHEME OF GOVERNANCE, SECTION B 1.4

The Chair invited nominations for the position of Vice Chair.

Councillor Gifford, seconded by Councillor Stirling, nominated Councillor Taylor.

Councillor Duncan, seconded by Councillor Thomson, nominated Councillor Johnston.

The members voted as follows:

For Councillor Taylor: **6** Councillors Davidson, Gifford, Hassan, Owen, Stirling and Taylor

For Councillor Johnston: **6** Councillors Adam, Duncan, Forsyth, Johnston, Kloppert and Thomson

As there was a tie vote, the nominated members drew cards from the pack. Councillor Taylor drew the eight of clubs and Councillor Johnston drew the six of diamonds.

Therefore Councillor Iain Taylor was duly **appointed** as Vice Chair.

3. DECLARATION OF MEMBERS' INTERESTS

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

Councillor Hassan declared an interest in Item 7A as he was a paid member of Historic Environment Scotland. 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 Johnston declared an interest in Item 7D as he had been lobbied by the father of the applicant who was the witness for his recent Councillor nomination form. 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 Forsyth declared an interest in relation to Item 13, as regards the application from the Turriff & District Citizen's Advice Bureau, as his wife was a Director and he had social interactions with the group. As he felt this interest was clear and substantial, he indicated that he would not take part in

the debate of this application and would withdraw from the chamber during discussions.

Councillor Duncan declared an interest in relation to Item 13, as regards the application from the Turriff & District Citizen's Advice Bureau, as he had previously been nominated to the board. 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 Davidson declared an interest in Item 7D as she had a family connection. As she felt this interest was clear and substantial, she indicated that she would not take part in the debate and would withdraw from the Chamber during discussions on this item. Councillor Davidson also declared an interest in Item 13, as regards the application from the Aberdeen and District Angling Association, as she lived in Ardlethen. As she did not feel this interest was clear and substantial, she indicated that she would take part in the debate of the item

4. 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** that under 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 Items 16 and 17 of the business on the grounds that they involved the likely disclosure of exempt information of the class described in Paragraphs 8 and 10 of Part 1 of Schedule 7A of the Act.

5. MINUTE OF MEETING OF 25 APRIL, 2017

The Committee had before them, and **approved** as a correct record, the minute of the meeting of 25 April, 2017.

6. POLICE SCOTLAND – PERFORMANCE MONITORING AND OPERATIONAL UPDATE

There had been circulated a report dated 30 May 2017 by Police Scotland which informed members of how Police Scotland were performing locally in Formartine during the period April 2016 to March 2017, compared to the same in the previous year.

The new Area Commander was in attendance and provided an overview of the information contained within the performance report.

During discussion, the members asked about the proposed area plan; for the officer's views on persons reporting incidents on social media, rather than direct to Police Scotland; and asked about engagement with Community Councils, both in terms of the proposed area plan and attendance at Community Council meetings. Members highlighted that effective two way communication was vital.

Thereafter, the Committee:-

- (1) **noted** the performance monitoring information relating to the Aberdeenshire component of the Aberdeenshire and Moray Division of Police Scotland,
- (2) **requested** that Police Scotland give further consideration to breaking down their Formartine plan to ward level, and
- (3) **requested** that Police Scotland ensure that there is effective communication with Community Councils.

7. PLANNING APPLICATIONS FOR DETERMINATION

Reference	Description	Recommendation
A. APP/2016/2715	Listed Building Consent for Installation of Replacement Double Glazed Windows at The Villa, House of Daviot, MacKenzie Drive, Daviot, Inverurie	Delegated Grant
B. APP/2017/0112	Full Planning Permission for Demolition of Existing Buildings to form Retail Unit including 2 Flats, Residential Block with 6 Flats and Associated Car Parking at Meldrum Motors Ltd, Market Square, Oldmeldrum	Defer

- C. APP/2016/2822 Full Planning Permission for Retention of 5 Modular Buildings for use as Kennels & Associated Works (Previously Approved APP/2015/1266) at Site at East Mains of Ardlogie, Fyvie Refuse
- D. APP/2016/3204 Planning Permission in Principle for Erection of Dwellinghouse at Land Adjacent to Corthiemuir Farm, Udney, Ellon Delegated Grant
- E. APP/2017/0017 Full Planning Permission for Partial Demolition of and Alterations to Hotel to Include 12 En-suite Rooms and Manager's Flat, Conversion of Bedroom Annexe to Form 2 Dwellings, Erection of 5 Townhouses and Ancillary Works at Udney Arms Hotel, 50 Main Street, Newburgh Defer
- F. APP/2017/0122 Planning Permission in Principle for Erection of Dwellinghouse at Land at Moss-side Croft, Belhelvie, Balmedie Defer
- G. APP/2017/0270 Planning Permission in Principle for Erection of 3 Dwellinghouses at Land at East Aberdeenshire Golf Centre, Balmedie Refuse
- H. APP/2017/0571 Full Planning Permission for Erection of Single Storey Extension to Rear of Dwellinghouse at Eastfield, 10 Duthie Road, Tarves Delegated Grant

8. DISABLED PERSONS' PARKING PLACES 2017

There had been circulated a report dated 25 May, 2017 by the Director of Infrastructure Services, which outlined the proposals for Formartine under the Disabled Persons' Parking Places (Scotland) Act 2009, in terms of the proposed spaces for inclusion in the new consolidated order, as well as the spaces which were in the previous order but were now proposed for removal.

During discussion, the members sought assurance that applicants did not have to wait for a year, should a space be required in the interim between annual reports.

Following consideration, the Committee:-

- (1) **instructed** officers to include two additional disabled parking spaces within the Aberdeenshire Council (Disabled Street Parking - Formartine) Order 2017:- one in Chapel Street in Turriff and one in Balmellie Street in Turriff,
- (2) **authorised** the commencement of the statutory procedure for the making of the Aberdeenshire Council (Disabled Street Parking - Formartine) Order 2017,
- (3) **authorised** the subsequent making of the Aberdeenshire Council (Disabled Street Parking – Formartine) Order 2017 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. PROPOSED SPEED LIMITS ASSOCIATED WITH THE A90 BALMEDIE TO TIPPERTY IMPROVEMENT WORKS

There had been circulated a report dated 25 May, 2017 by the Director of Infrastructure Services which detailed the proposed speed limits associated with the A90 Balmedie to Tippetty improvement works.

During discussion, the members asked when the proposed speed limits would come into force; asked whether consideration had been given to cycle paths; and queried development beyond Balmedie in the longer term.

Following consideration of the information provided, the Committee:-

Blackdog

- (1) **authorised** the commencement of the statutory procedure for the making of The Aberdeenshire Council (Blackdog Junction Traffic Management) Order 2017,
- (2) **authorised** the subsequent making of The Aberdeenshire Council (Blackdog Junction Traffic Management) Order 2017 in the event that no valid objections are received or any received are resolved and withdrawn, and
- (3) **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,

Balmedie

- (1) **authorised** the commencement of the statutory procedure for the making of The Aberdeenshire Council (Balmedie Junction Traffic Management) Order 2017,
- (2) **authorised** the subsequent making of The Aberdeenshire Council (Balmedie Junction Traffic Management) Order 2017 in the event that no valid objections are received or any received are resolved and withdrawn, and
- (3) **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,

Newburgh

- (1) **authorised** the commencement of the statutory procedure for the making of The Aberdeenshire Council (Newburgh Junction Traffic Management) Order 2017;
- (2) **authorised** the subsequent making of The Aberdeenshire Council (Newburgh Junction Traffic Management) Order 2017 in the event that no valid objections are received or any received are resolved and withdrawn, and
- (3) **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,

Tipperty

- (1) **authorised** the commencement of the statutory procedure for the making of The Aberdeenshire Council (Tipperty Junction Traffic Management) Order 2017,
- (2) **authorised** the subsequent making of The Aberdeenshire Council (Tipperty Junction Traffic Management) Order 2017 in the event that no valid objections are received or any received are resolved and withdrawn; and
- (3) **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.

10. NOMINATIONS TO OUTSIDE BODIES

There had been circulated a report dated 19 May, 2017 by the Director of Business Services which invited members to consider nominations to Outside Bodies.

Balmedie Leisure Centre Management Committee

The Committee **agreed** to nominate Councillor Andrew Hassan in an advisory capacity.

Collieston Harbour Trust

The Committee **agreed** to nominate Councillor Isobel Davidson and Councillor Richard Thomson in a decision making capacity.

Ellon Sports Development Trust

The Committee **agreed** to nominate Councillor Anouk Kloppert in an advisory capacity.

Formartine Community Safety Group

The Committee **agreed** to nominate Councillor Alastair Forsyth in a decision making capacity.

Formartine Partnership Limited

The Committee **agreed** to nominate Councillor Gillian Owen in a decision making capacity.

Gordon District Leisure Project Trust

The Committee **agreed** to nominate Councillor Andrew Hassan in a decision making capacity.

Haddo Country Park Consultative Forum

The Committee **agreed** to nominate Councillor Isobel Davidson and Councillor Paul Johnston in an advisory capacity.

Haddo Country Park Forum Limited

The Committee **agreed** to nominate Councillor Isobel Davidson and Councillor Paul Johnston in a decision making capacity.

Oldmeldrum Pleasure Parks User Group

The Committee **agreed** to nominate Councillor Karen Adam, Councillor Jim Gifford, Councillor Andrew Hassan and Councillor Paul Johnston in an advisory capacity.

Victoria Hall Trust

The Committee **agreed** to nominate Councillor Isobel Davidson and Councillor Anouk Kloppert in an advisory capacity.

Ythan Biodiversity Volunteers

The Committee **agreed** to nominate Councillor Anouk Kloppert in an advisory capacity.

The Committee **instructed** officers to investigate whether a further nomination was required for the Turriff Citizen's Advice Bureau.

11. APPOINTMENTS TO INTERNAL MEETING GROUPS AND PARTNERSHIPS

There had been circulated a report dated 29 May, 2017 by the Director of Business Services which invited members to consider nominations to partnerships, noting that there were not currently any internal meeting groups within Formartine.

Formartine Local Community Planning Group

The Committee **agreed** to nominate Councillor Isobel Davidson as the Formartine Area Committee representative on this group.

Town Centre First

The Committee **agreed** to nominate Councillor Anne Stirling and Councillor Richard Thomson as the Town Centre Ambassadors for Formartine.

12. APPOINTMENTS TO THE SCHOOL PLACINGS AND EXCLUSIONS APPEAL COMMITTEE

There had been circulated a report dated 29 May, 2017 by the Director of Business Services, seeking appointments to the School Placings and Exclusions Appeal Committee.

The Committee **agreed** to:-

- (1) **appoint** Councillor Karen Adam and Councillor Gillian Owen to the School Placings and Exclusions Appeal Committee, and
- (2) **note** that, should members have any recommendations for external members that they wish to appoint to the School Placings and Exclusions Appeal Committee, they should notify the Formartine Area Committee Officer who will arrange for a further report to come back to this Committee for consideration, should the nominees be willing.

13. AREA COMMITTEE BUDGET 2017-2018

Councillor Forsyth declared an interest, as regards the application from the Turriff & District Citizen's Advice Bureau, as his wife was a Director and he had social interactions with the group. As he felt this interest was clear and substantial, he withdraw from the chamber during discussions on this application

Councillor Duncan declared an interest, as regards the application from the Turriff & District Citizen's Advice Bureau, as he had previously been nominated to the board. As he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of the application.

Councillor Davidson declared an interest, as regards the application from the Aberdeen and District Angling Association, as she lived in Ardlethen. As she did not feel this interest was clear and substantial, she indicated that she would take part in the debate of the application.

With reference to the Minute of Meeting of this Committee of 21 March, 2017 (Item 11), at which the broad allocation of the Area Committee Budget for 2017-18 was agreed, there was circulated a report dated 26 May, 2017 by the Director of Business Services which detailed requests for funding that had been received from local groups.

Inverurie & Oldmeldrum Small-bore Rifle Club

An application had been received which sought a contribution towards repairs to the club building. The Formartine Area Committee considered this application at its meeting on 25 April, 2017 and at that time the members agreed to defer consideration of the application, recommending that the group seek funding in the first instance from Awards for All or the Heritage Lottery Fund. The applicants have investigated these funding sources but do not meet the criteria for the Heritage Lottery Fund and have been advised that that any successful award from Awards for All may take up to four months.

The works required at the club were now extremely urgent and the group had asked whether the members would again consider their request.

After consideration of the information provided, the Committee **agreed to refuse** to award any monies, due to the nature of the works required, but recommended that the applicants continue to seek alternative funding with the assistance of the Formartine Partnership.

Ardlethen Bridge

An application had been received from the Aberdeen and District Angling Association, seeking a contribution towards the design and construction of a replacement footbridge across the river Ythan at Ardlethen by Ellon.

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

1st Turriff Girls Brigade

An application had been received from the 1st Turriff Girls Brigade, seeking a contribution towards a company colours flag.

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

The Hut, Tarves Youth Project

An application had been received from The Hut, which is a Tarves Youth Project, seeking a contribution towards cladding works to their hut.

After consideration of the information provided, the Committee **agreed to award £3,029** to the group, noting that £1,621 was available from Developer Obligations funding.

Turriff Winter Wonderland

An application had been received from the Turriff Winter Wonderland Committee, seeking a contribution towards a Christmas event for December 2017 for the local people of Turriff and the surrounding areas.

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

St Andrews Parish Church of Scotland, Turriff

An application had been received from the St Andrews Parish Church of Scotland in Turriff, seeking a contribution towards surfacing of worn areas of the Church entrance, car park and surrounds due to large potholes and subsistence.

After consideration of the information provided, the Committee **agreed** to **refuse** to award any monies, due to the nature of the works required, but recommended that the applicants seek alternative funding with the assistance of the Formartine Partnership.

Turriff and District Citizens Advice Bureau

An application had been received from the Turriff and District Citizens Advice Bureau, seeking a contribution towards the replacement of the front door of their building.

After consideration of the information provided, the Committee **agreed** to **delegate** authority to the Area Manager to **award up to £1,750** to the group, subject to negotiations with the landlord in relation to their contribution towards the door.

Haughs Redevelopment Partnership Group

An application had been received from the Haughs Redevelopment Partnership Group, seeking a contribution towards start-up costs for this project to enhance the Haughs.

After consideration of the information provided, the Committee **agreed** to **award £3,000** to the group.

14. 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.

The Committee **requested**:-

- (1) That further to the update on the current school drop-off issues for Balmedie Primary, that an update be provided on the turning area for buses at the back of the school grounds, and
- (2) That an item be added in relation to the safe outdoor play area to be established at Rothienorman Hall, as detailed in the next item of

business on this agenda, to request that it is completed as soon as possible and before the next school session .

15. EDUCATION AND CHILDREN'S SERVICE QUARTERLY PERFORMANCE EXCEPTION REPORTING, JANUARY-MARCH 2017, INCLUDING UPDATE ON SERVICE PLAN (ABERDEENSHIRE PERFORMS)

There had been circulated a report dated 25 May, 2017 by the Director of Education and Children's Services which detailed exceptions in performance monitoring that were significantly above or below performance targets.

The Workforce, Planning and Staffing Manager was in attendance to answer queries from members. During discussion, the members asked about the figures provided in relation to Looked After Children; sought clarification on the target date for the range of improvements for 2016/17 to utilise the Capital Enhancements budget and funding for investing in preschool provision agreed; and sought assurance that the safe outdoor play area to be created at Rothienorman Hall would be completed as soon as possible.

Following discussion, the Committee:-

- (1) **acknowledged** the performance achieved January to March 2017, as referred to in paragraphs 2.4 to 2.10 of the report,
- (2) **noted** the measures where performance was below expectations January to March 2017, as referred to in paragraphs 2.6 to 2.8 of the report,
- (3) **noted** the progress made with projects and actions within the 2016-19 Service Plan for the Education and Children's Services referred to in paragraphs 2.9 and 2.10 of the report,
- (4) **noted** the publication of the complete January to March 2017 Performance Report on Ward Pages,
- (5) **instructed** the Director of Education and 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 **comments** to be raised with the Service:
 - Reduce inequalities in outcomes for children, young people and families – it would be helpful if there was more information to explain the large variances within the trends,
 - In noting that a report has been requested in relation to the percentage of half day truancy / unexplained absences of Looked After Children, it was suggested that it would also be useful to have

a report detailing the outcomes for Looked After Children, including the average tariff score of Looked After Children who are leavers, and the Council's responsibilities as corporate parent,

- In noting that a workshop is to be arranged for members with appropriate officers from the service, it would be helpful to have an opportunity to consider the performance indicators being reported on and whether they are appropriate, and
- The safe outdoor play area to be established at Rothienorman Hall should be progressed as soon as possible.

16. EDUCATION AND CHILDREN'S SERVICES ANNUAL WORK PLAN 2017/18

There had been circulated a report dated 8 May, 2017 by the Director of Education and Children's Services which detailed the Education and Children's Services Annual Work Plan for 2017/18.

During discussion, the members asked about the proposed works to infill / level the communal social area at Ellon Academy. The members also thanked officers for the works carried out in relation to the Turriff all-weather pitch.

Thereafter, the Committee:-

- (1) **noted** the Education & Children's Services Directorate Work Plan as detailed in Appendix 1 of the report,
- (2) **approved** the items on the Work Plan identified as falling within the remit of the Committee,
- (3) **approved** the Business Case for the Turriff All Weather Pitch as detailed in Appendix 3 of the report,
- (4) **noted** that the Committee would receive the Business Case for approval for any item on the Work Plan which is within the Committee's remit and the value of the matter is over £1,000,000, and
- (5) **requested** that officers give consideration to removing the patricians within the dining room at Ellon Academy, and consider whether this could be taken forward as one project when carrying out the agreed works in the communal social area.

17. TURRIFF SPORTS CENTRE - PROVISION OF ALL WEATHER SPORTS PITCH - CONTRACT 18190

There had been circulated a report dated 29 May, 2017 by the Director of Business Services which detailed the proposed costs for the provision of an all-weather sports pitch at Turriff Sports Centre and sought acceptance of a tender.

Following consideration of the information provided, the Committee:-

- (1) **noted** the project costs, inclusive of associated costs, as detailed in the report, and
- (2) **authorised** acceptance of the tender submitted by Ecosse Sports Limited (Newbridge), in the amount as detailed within the report, after correction and Value Engineering adjustment.

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APPENDIX A

7A. Reference No: APP/2016/2715

Councillor Hassan declared an interest as he was a paid member of Historic Environment Scotland. As he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of the item.

Listed Building Consent for Installation of Replacement Double Glazed Windows at The Villa, House of Daviot, MacKenzie Drive, Daviot, Inverurie

Applicant: Mr Hamish Petersen
Agent: Halliday Fraser Munro

The Senior Planner introduced the report and the Committee heard an oral representation from the applicant and his agent.

During discussion, the members asked whether there were significant differences between the original building and the extension, in terms of appearance; sought clarification on the issues with condensation; sought clarification on whether the 3-pane design would comply with building regulations in terms of fire standards; and asked why the applicant could not use double glazed timber frames that met the criteria for the 1930's appearance, noting that it was not for any technical reasons.

Following debate, Councillor Johnston, seconded by Councillor Hassan, **moved** that as a departure from policy, authority to grant Listed Building Consent be delegated to the Head of Planning and Building Standards, subject to appropriate conditions to be stipulated by the Planning Service, for modern materials to be used for the replacement of the windows, whilst preserving the look of the extension and retaining three pane windows, on the grounds that modern materials were more sustainable and would provide environmental benefits.

Councillor Gifford, seconded by Councillor Owen, **moved** as an amendment that, as a departure from policy, authority to grant Listed Building Consent be delegated to the Head of Planning and Building Standards, subject to appropriate conditions to be stipulated by the Planning Service, for modern materials to be used for the replacement of the windows, whilst preserving the look of the overall building, on the grounds that modern materials were more sustainable and would provide environmental benefits and the proposed two pane windows would be in-keeping with the overall building.

The members voted as follows:

For the Motion: **7** Councillors Adam, Davidson,

Forsyth, Hassan, Johnston, Kloppert
and Thomson

For the Amendment: **5** Councillors Duncan, Gifford, Owen,
Stirling and Taylor

Therefore, the **motion was carried** that **as a departure from policy**, authority to **grant** Listed Building Consent be **delegated** to the Head of Planning and Building Standards, subject to appropriate conditions to be stipulated by the Planning Service, for modern materials to be used for the replacement of the windows, whilst preserving the look of the extension and retaining three pane windows, on the grounds that modern materials were more sustainable and would provide environmental benefits.

7B. Reference No: APP/2017/0112

Full Planning Permission for Demolition of Existing Buildings to form Retail Unit including 2 Flats, Residential Block with 6 Flats and Associated Car Parking at Meldrum Motors Ltd, Market Square, Oldmeldrum

Applicant: Tinto Architecture Ltd
Agent: Tinto Architecture Ltd

The Senior Planner introduced the report and thereafter the Committee **agreed** to **defer** consideration of the application, pending a Site Visit to allow members to view the proposed site which was at the rear of the current building.

The agent and an objector had submitted a request to speak and it was agreed that these would be carried forward to the meeting that would consider the application.

7C. Reference No: APP/2016/2822

Full Planning Permission for Retention of 5 Modular Buildings for use as Kennels & Associated Works (Previously Approved APP/2015/1266) at Site at East Mains of Ardlogie, Fyvie

Applicant: Miss Michelle Wood
Agent: No Agent

The Senior Planner introduced the application.

During discussion, the members asked whether SEPA and Scottish Water had been consulted; asked why the applicant had not obtained a breeding licence in the last year; queried whether the Committee were at liberty to grant the planning application in the absence of a breeding licence; sought clarification of whether the application was compliant with the Local Development Plan under Policy P1, in terms of meeting

the six tests; queried whether the condition to deal with waste was sufficient to meet the concerns raised by the Community Council; asked whether the Planning Service would have recommended that the application be granted, if the applicant had been seeking a permanent permission rather than temporary; asked whether lower standards were applied when assessing a temporary permission for modular units; queried the renewal periods for such applications; asked how long the buildings on site had been in situ and in use; and queried whether there was evidence that the environment was suitable for the proposed use.

Following debate, the Committee **agreed** to **refuse** Full Planning Permission on the grounds that the application did not comply with Aberdeenshire Council's Local Development Plan, Policy P1 Layout, siting and design, due to the appearance and condition of the modular units and the lack of evidence provided regarding the provision of recycling / refuse storage.

7D. Reference No: APP/2016/3204

Councillor Johnston declared an interest as he had been lobbied by the father of the applicant who was the witness for his recent Councillor nomination form. As he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of this item.

Councillor Davidson declared an interest as she had a family connection. As she felt this interest was clear and substantial, she indicated that she would not take part in the debate and she withdrew from the Chamber for the duration of this item.

Planning Permission in Principle for Erection of Dwellinghouse at Land Adjacent to Corthiemuir Farm, Udney, Ellon

Applicant: Mr R Bruce

Agent: Baxter Design Company (Old Deer) Ltd

Councillor Taylor took the Chair for this item in the absence of Councillor Davidson.

The Senior Planner introduced the report and the Committee heard an oral representation from the applicant's agent.

During discussion, the members sought clarification on an objector's comment that the proposed application would contribute to a lack of visibility on the road.

Thereafter, Councillor Gifford, seconded by Councillor Hassan, **moved** that the application be refused in line with the recommendations within the report.

Councillor Duncan, seconded by Councillor Thomson, **moved** as an amendment that, as a departure from policy, authority to grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards, subject to appropriate conditions to be stipulated by the Planning Service, on the grounds of amenity under Policy P1 Layout, siting and design in that the proposed site would be more suitable than locating the dwellinghouse nearby to a working steading.

The members voted as follows:

For the Motion: **3** Councillors Gifford, Hassan and Owen

For the Amendment: **7** Councillors Adam, Duncan, Forsyth, Kloppert, Stirling, Taylor and Thomson

Therefore the **amendment was carried** that, **as a departure from policy**, authority to **grant** Planning Permission in Principle be **delegated** to the Head of Planning and Building Standards, subject to appropriate conditions to be stipulated by the Planning Service, on the grounds of amenity under Policy P1 Layout, siting and design in that the proposed site would be more suitable than locating the dwellinghouse nearby to a working steading.

7E. Reference No: APP/2017/0017

Full Planning Permission for Partial Demolition of and Alterations to Hotel to Include 12 En-suite Rooms and Manager's Flat, Conversion of Bedroom Annexe to Form 2 Dwellings, Erection of 5 Townhouses and Ancillary Works at Udney Arms Hotel, 50 Main Street, Newburgh

Applicant: ECS Investments Ltd
Agent: Michael Gilmour Associates

The Senior Planner introduced the application and the Committee heard an oral representation from an objector.

During discussion, the members asked about the proposed flooding mitigation measures; asked whether the emergency services would be able to access the site; queried the location of the proposed bin stores; and asked about potential overshadowing and whether any assessment had been carried out when considering the location of the proposed townhouses.

Following debate, the Committee **agreed to defer** consideration of the application, pending further information in relation to:

- (1) The potential overshadowing of nearby properties and whether any measures could be taken to reduce this,

- (2) The proposed construction statement and whether this incorporated restrictions for traffic movements for construction vehicles,
- (3) A condition to protect the three mature trees which were to be retained on the northern boundary, and
- (4) The overshadowing currently caused by the mature trees on the northern boundary.

7F. Reference No: APP/2017/0122

Planning Permission in Principle for Erection of Dwellinghouse at Land at Moss-side Croft, Belhelvie, Balmedie

Applicant: Mr Kenneth Raitt
Agent: Michael Slessor

The Senior Planner introduced the report and the Committee heard an oral representation from the applicant.

During discussion, the members asked for the classification of the land on the proposed site; and clarified that the Planning Service assessed the land as it was at present, noting that there was no evidence of any former development on the site.

Thereafter, the Committee **agreed** to **defer** consideration of the application, pending a Site Visit to allow members to view the site and setting of the proposals and to consider the suitability of the site under Policy R2 of the Aberdeenshire Local Development Plan.

7G. Reference No: APP/2017/0270

Planning Permission in Principle for Erection of 3 Dwellinghouses at Land at East Aberdeenshire Golf Centre, Balmedie

Applicant: Mr David Watson
Agent: MAC Architects

The Senior Planner introduced the application.

During discussion, the members clarified that this application could not be considered under the organic growth or cohesive group policies; and noted that one of the proposed dwellinghouses was not on the car park site and the land on which it was to be sited appeared to be naturalised.

Thereafter, the Committee **agreed** to **refuse** Planning Permission in Principle for the following reasons:-

- (1) The development does not comply with Policy R2 of the Aberdeenshire Local Development Plan 2017 in that the use as a car park is not considered to be redundant. In addition, the

application requires an element of undeveloped, greenfield land to accommodate the proposed development and suitable justification has not been provided.

- (2) The development is contrary to Policy RD1 Providing suitable services contained within the Aberdeenshire Local Development Plan 2017 in that the applicant failed to provide the required documents to demonstrate that the proposed private drainage arrangements for this site are achievable and as such a full assessment of the application cannot be made.

7H. Reference No: APP/2017/0571

Full Planning Permission for Erection of Single Storey Extension to Rear of Dwellinghouse at Eastfield, 10 Duthie Road, Tarves

Applicant: Mr Robert Wilson
Agent: Studio Lane Ltd

The Senior Planner introduced the report.

During discussion, the members sought clarity on the proposed materials for the roofing; and queried whether the proposed harling matched the existing cottage.

Following debate, the Committee **agreed** that authority to **grant** Full Planning Permission be delegated to the Head of Planning and Building Standards, to allow further discussions to take place on the Committee's preferred use of slate; stone; Kemnay dry dash harl; and treated timber, to meet the guidance for the Tarves Conservation Area. If the applicant did not agree to make the suggested revisions, the members requested that a further report come before this Committee.