

**ABERDEENSHIRE COUNCIL**

**MARR AREA COMMITTEE**

**BRAEMAR VILLAGE HALL, BRAEMAR, 20 JUNE, 2017**

**Present:** Councillors M Ingleby (Chair), J Latham (Vice Chair), P Argyle, G Blackett, R Bruce, E Durno, P Gibb, G Petrie, A Ross and R Withey.

**Officers:** J Clark, Area Manager (Marr), J Craik, Acting Head Teacher (Alford Primary), A Funk, Principal Roads Engineer, N Mair, Senior Planner, J Joss, Senior Solicitor, and K Macleod, Area Committee Officer (Marr).

**In Attendance:** Chief Inspector M Main, Police Scotland.

**1. DECLARATION OF MEMBERS' INTERESTS**

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct and the following declarations were intimated:-

- (1) Councillor Blackett on Item 7 as her husband was Chair of Braemar Community Limited and it was requested that officers give further consideration to the issue of Councillor Blackett being unable to consider the other grant applications due to this interest;
- (2) Councillor Durno on Item 14 as one of the objectors was a close friend;
- (3) Councillor Withey on Item 10A as he had previously expressed opinions on further housing development in Alford; and
- (4) Councillor Ross on Item 10A as she had previously been high profile in opposing the applicant's developments elsewhere.

**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; and
- (2) where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching a decision.

**2B. RESOLUTION**

The Committee **agreed**, in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, that the public and media representatives be excluded from the meeting for Items 11-14 of the business on the grounds that they involved the likely

disclosure of exempt information of the class described in the relevant paragraphs of Part 1 of Schedule 7A of the Act.

Item No	Paragraph No of Schedule 7A
11	8
12	9
13	8
14	6

### 3. MINUTE OF MEETING OF MARR AREA COMMITTEE OF 30 MAY, 2017

The Committee had before them, and **approved** as a correct record, the Minute of Meeting of the Committee of 30 May, 2017.

### 4. POLICE SCOTLAND – LOCAL AREA UPDATE

There had been circulated a joint report by the Local Area Commander (Aberdeenshire South), Police Scotland and the Director of Business Services which provided the Committee with monitoring information relevant to the Marr component of the Aberdeenshire South Local Command Area of Police Scotland.

The Chief Inspector provided the Committee with an update on local trends and issues focussed on the priorities of violence and disorder, road safety and road crime, acquisitive crime, and rural and wildlife crime.

Members commented and asked questions in relation to Operation Zenith on motorcycle safety; school parking safety banners and awareness; hate crimes; increased detection rates; police visibility and enforcement in relation to traffic speeds; prosecutions for wildlife crimes; hare coursing; and sexual crimes.

Following discussion, the Committee **agreed** to note the monitoring information relating to the three multi-member wards which collectively formed the Marr component of the Aberdeenshire South Local Command Area which was an integral part of the North East Division of Police Scotland.

### 5. EDUCATION SCOTLAND CONTINUED ENGAGEMENT FOR ALFORD PRIMARY SCHOOL AND NURSERY CLASS

There had been circulated a report dated 5 June, 2017, by the Director of Education and Children's Services, which advised the Committee of a visit by Education Scotland inspectors to Alford Primary School and nursery class to evaluate progress the school had made following an inspection in 2015, particularly in relation to the previously identified areas for improvement. The report highlighted key strengths and areas of progress identified by the inspectors, together with areas for further development.

The Acting Head Teacher introduced the report and provided the Committee with further information on the inspection findings and on progress made since the inspection with reference made to new writing programmes, improving the mathematics curriculum, school values, and approaches to behaviour.

The Committee **agreed**:-

- (1) to note and welcome the contents of the report;
- (2) to 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

- (3) to further reports on Education Scotland school inspections being presented.

**6. EDUCATION AND CHILDREN'S SERVICES 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 advised the Committee of how the Service had performed against key performance measures and associated targets as set out in the Education and Children's Services Service Plan over the period from January to March, 2017 and provided a summary of progress with projects and actions within the Service Plan.

The Committee **agreed**:-

- (1) to acknowledge the performance achieved from January to March, 2017;
- (2) to note those measures where performance was below expectations from January to March, 2017;
- (3) to note the progress made with projects and actions within the 2016-19 Service Plan for Education and Children's Services;
- (4) to note the publication of the complete January to March 2017 performance report on Ward Pages;
- (5) to request further information on:-
  - (a) whether it would be possible for quarterly performance to be reported to Committee sooner after the quarter end so that information was more up to date;
  - (b) whether performance in relation to the difference in average tariff score of S4 pupils in SIMD Quintile 5 and Quintile 1 (PI 1.10) had improved due to increasing tariff scores in Quintile 1 or decreasing tariff scores in Quintile 5;
  - (c) whether the projects listed under milestone 5.1 of the Service Plan update, 'range of improvements for 2016/17 to utilise Capital Enhancements budget and funding for investing in pre-school provision agreed', were on track; and
  - (d) the reason that the target for the percentage calendar days lost due to sickness in the Marr Area differed from the Aberdeenshire-wide target; and the reasons why performance in Marr was behind Aberdeenshire on this indicator; and
- (6) to instruct the Director of Education and Children's 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.

**7. MARR AREA COMMITTEE LARGE PROJECT GRANT SCHEME 2017/18**

With reference to the Minute of Meeting of the Committee of 28 March, 2017 (Item 7), when £40,000 had been allocated to run a large project grant scheme whereby community groups in the Marr area could apply for a grant of up to £10,000 for projects which aimed to help improve local communities, there had been circulated a report dated 2 June, 2017, by the Director of Infrastructure Services, which provided the Committee with information on

applications received and sought agreement for the allocation of funding through the Marr Area Committee Large Project Grant Scheme 2017/18.

Having fully considered the applications for funding, the Committee **agreed**:-

- (1) to allocate a further £22,250 from the Area Committee Budget for distribution through the Large Project Grant Scheme; and
- (2) to approve the allocation of funding as follows:-
  - (a) up to £10,000 to Lumsden Community Association for the Lumsden Park, Community Green Space project;
  - (b) up to £5,000 to Torphins Paths Group for a path network feasibility study;
  - (c) up to £3,250 to Banchory Paths Group for upgrades to the Banchory Circular Route;
  - (d) up to £10,000 to the Lumphanan Playpark Improvement Group for improvements to Lumphanan Playpark;
  - (e) up to £10,000 to Tornaveen Community Association for an extension to Tornaveen Community Hall;
  - (f) up to £4,000 to St Margaret's Trust for an exhibition on Braemar;
  - (g) up to £5,000 to Aboyne Canoe Club for a canoe storage facility;
  - (h) up to £5,000 to Tarland Bee Group for a new apiary;
  - (i) up to £5,000 to Ballater and Crathie Community Council for path developments; and
  - (j) up to £5,000 to The Seed Box for kitchen upgrades.

## **8. AREA COMMITTEE BUDGET APPLICATIONS**

There had been circulated a report dated 2 June, 2017, by the Director of Infrastructure Services, which sought consideration of applications for Area Committee Budget funding from Tarland Curling Club, Finzean Community Association and Torphins Bowling Club and advised the Committee of an award of funding made by the Area Manager under delegated powers.

The Committee **agreed**:-

- (1) to approve an award of up to £2,825 to Tarland Curling Club towards the cost of electrical works and external and internal repair works to the Tarland Curling Club's Club House, subject to the provision of information on how the building, particularly the electrical work, would be protected from any future flooding;
- (2) to approve an award of up to £3,000 to Finzean Community Association towards the cost of the Portrait of our Time 2 project, subject to a successful application to the National Heritage Lottery, or up to £1,500 if the National Heritage Lottery application was unsuccessful and a scaled down project was taken forward;

- (3) to approve an award of up to £1,400 to Torphins Bowling Club towards the cost of a new kitchen; and
- (4) to note an award of up to £200 to Ballater and Crathie Community Council Resilience Sub-Group towards the cost of a Household Emergency Plan leaflet approved by the Area Manager following consultation with the Chair and local Ward Members.

## 9. LOCAL REVIEW BODY DECISION NOTICES

### (A) LRB 366 – ACG CONTRACTS LTD, BANDLEY, ALFORD (APP/2016/2500)

There had been circulated, and was **noted**, Local Review Body Decision Notice 366, dated 18 May, 2017, which advised that the Local Review Body had agreed in part with the determination reviewed by it and refused full planning permission for change of use of land from agricultural to storage and distribution – builder’s yard (retrospective) at ACG Contracts Ltd., Bandley, Alford, in accordance with one of the reasons set out in the appointed officer’s decision, subject to the planning policy reference being amended to reflect the adopted Aberdeenshire Local Development Plan 2017.

### (B) LRB 367 – ACG CONTRACTS LTD, BANDLEY, ALFORD (APP/2016/2501)

There had been circulated, and was **noted**, Local Review Body Decision Notice 367, dated 18 May, 2017, which advised that the Local Review Body had agreed in part with the determination reviewed by it and refused full planning permission for installation of a test rig (retrospective) and change of use of land to class 5 (industrial) at ACG Contracts Ltd., Bandley, Alford, in accordance with one of the reasons set out in the appointed officer’s decision, subject to the planning policy reference being amended to reflect the adopted Aberdeenshire Local Development Plan 2017.

### (C) LRB 368 – ACG CONTRACTS LTD, BANDLEY, ALFORD (APP/2016/2502)

There had been circulated, and was **noted**, Local Review Body Decision Notice 368, dated 18 May, 2017, which advised that the Local Review Body had reversed the decision reviewed by it and agreed to grant full planning permission for change of use of part of yard and building from class 6 (storage and distribution) to class 5 (general industrial (retrospective)) at ACG Contracts Ltd., Bandley, Alford, subject to conditions specified in the notice.

## 10. PLANNING APPLICATIONS

The following planning applications were considered along with any objections and representations received and were dealt with as recorded in the **Appendix** to this minute.

Reference Number	Address
(A) APP/2016/2329	Full Planning Permission for Erection of 61 Dwellinghouses and Associated Works at Land to North and South of Greystone Road, Alford
(B) APP/2017/0632	Full Planning Permission for Change of Use of Land to Domestic Curtilage, Alterations and Extension to Dwellinghouse and Formation of Decking at Parkhill Cottage, Lumphanan

## 11. DEPOT STRATEGY - CROWS NEST WASTE DEPOT, BANCHORY – NEW WELFARE, PARKING AND EXTERNAL YARD - CONTRACT 17984

With reference to the Minutes of Meetings of the Policy and Resources Committee of (1) 13 June, 2013 (Item 21), when the depot strategy had been approved, and (2) 5 March, 2015 (Item 25), when the appointment of Morrison Construction to deliver the projects contained within the depot strategy had been approved, there had been circulated a report dated 5 June, 2017, by the Director of Business Services, which provided an update on the Crow's Nest, Banchory Depot project.

The Committee **agreed:-**

- (1) to note the scope of work as outlined in the report and appendices;
- (2) to note the overall cost of £672,043.00 as outlined in the report and contained within the overall depot strategy approval; and
- (3) to request a briefing note on the project costs and confirmation of whether local members had been consulted prior to the project costs being approved.

## **12. BALLATER STATION – PROPOSED LEASING**

There had been circulated a report dated 5 June, 2017, by the Director of Business Services, on the potential lease of the restaurant and exhibition space within the re-built Ballater Station building to a charitable trust.

The Committee **agreed:-**

- (1) to the principle of a departure from normal disposal procedures to allow a lease of the restaurant part of the re-built station building to be negotiated directly with a charitable trust at market rent;
- (2) to note that a charitable trust had also expressed interest in the possible leasing, or involvement in the management, of the exhibition space within the building; and
- (3) to delegate authority to the Head of Legal and Governance, following consultation with the Head of Property and Facilities Management and the Head of Lifelong Learning and Leisure, to enter into further discussion in relation to the expression of interest in the exhibition space and to agree terms if they considered it appropriate to do so in the Council's interest, subject to the approval of the Chair and Vice Chair of the Committee and following consultation with local Ward Members.

## **13. EDUCATION AND CHILDREN'S SERVICES SUPPLEMENTARY ANNUAL WORK PLAN**

With reference to the Minute of Meeting of the Committee of 30 May, 2017 (Item 18), when the Education and Children's Services Annual Work Plan had been considered, there had been circulated a report dated 5 June, 2017, by the Director of Education and Children's Services which sought consideration of a supplementary project which had been added to the Work Plan.

The Committee **agreed:-**

- (1) to note the Education and Children's Services Directorate Work Plan as detailed in Appendix 1 to the report;
- (2) to approve the supplementary item on the Work Plan identified as falling within the remit of the Committee;

- (3) not to reserve approval of the Business Case for any item on the Work Plan which fell within the Committee's remit where the value of the matter was between £50,000 and £1,000,000; and
- (4) to note that the Committee would receive the Business Case for approval for any item on the Work Plan which was within the Committee's remit where the value of the matter was over £1,000,000.

#### **14. CIVIC GOVERNMENT (SCOTLAND) ACT 1982 - APPLICATION FOR THE GRANT OF A STREET TRADER'S LICENCE**

There had been circulated a report dated 1 June, 2017, by the Director of Business Services, which sought consideration of an application for a street trader's licence in respect of which the Roads Service and a number of members of the public had lodged objections, and detailed other information relevant to the application.

As a preliminary matter, the Senior Solicitor advised that a further objection had been lodged outwith the requisite timescale and stated the reason provided as to why the objection had not been made within the relevant timescale. The Committee were not satisfied that there was sufficient reason as to why the objection had not been made in the time required and **agreed** not to entertain the late objection.

Having heard from the applicant, the Principal Roads Engineer, and those objectors who were in attendance, the Committee **agreed** to refuse to grant the street trader's licence on the grounds that the location was not considered suitable for the conduct of the activity; there was a possibility of causing undue public nuisance; the risk to public safety; and having regard to the Roads Service's objection on the unsuitability of the location.

#### **Councillor Presiding over meeting**

---

**Print Name**

---

**Signature**

---

**Date**

## APPENDIX

## PLANNING APPLICATIONS

- (A) **Reference No: APP/2016/2329 – Full Planning Permission for Erection of 61 Dwellinghouses and Associated Works at Land to North and South of Greystone Road, Alford, Aberdeenshire**

**Applicant: Stewart Milne Homes, Osprey House, Mosscroft Avenue, Westhill Business Park, Aberdeen**

**Agent: No Agent**

Having declared interests in the item, Councillors Ross and Withey left the meeting during consideration of the application.

The Senior Planner reported on the detail of the application which sought full planning permission for the erection of sixty-one dwellings on land at Greystone Road, Alford. The application had been reported to Committee as it was a major development which was recommended for approval and would be a departure from the Local Development Plan. Reference was made to the planning history of the site; house numbers and types; the Roads Development Service's consultation response; and affordable housing provision. The Committee heard that the application did not comply with Policies H1 and P1 of the Local Development Plan 2017 which required the provision of a masterplan, but, due to the planning history and level of engagement tantamount to a masterplan, the application was recommended for approval as a departure from those policies.

The Senior Planner then responded to Members' questions in relation to the number of houses, the consultation response from the Waste Management Service, and the level of significance of the departure from the Local Development Plan.

After due consideration, the Committee **agreed:-**

- (1) that authority to grant full planning permission be delegated to the Head of Planning and Building Standards subject to:-
  - (a) the signing of a section 75 agreement to secure developer contributions and affordable housing; and
  - (b) the following conditions:
    - (1) 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 and adjacent to the site during the construction of development, and in the interests of the visual amenity of the area.

- (2) No works in connection with the development hereby approved shall commence unless a detailed 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) A tree survey in accordance with BS 5837:2012 (in tandem with the details required by condition 1);
- (b) Existing landscape features and vegetation to be retained;
- (c) Protection measures for the landscape features to be retained;
- (d) Existing and proposed finished levels;
- (e) The location of new trees, shrubs, hedges, and grassed areas;
- (f) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- (g) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment;
- (h) An indication of existing trees, shrubs and hedges to be removed;

- (i) 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.

- (3) No individual development plot shall be occupied unless there has been submitted to, and approved in writing by, the planning authority, a comprehensive Residential Travel Pack for that development plot, setting out proposals for reducing dependency on the private car. This should also include information on external connectivity to key facilities, and, in consultation with local schools and the planning authority, information on safer routes to schools.

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development, and in the interests of safety of pupils travelling to and from local schools.

- (4) The development shall be carried out in accordance with the previously agreed Construction Method Statement, which was submitted and agreed under APP/2008/1895.

Reason: In the interests of public health and safety, to respect the existing features in and around the site and ensure development is carried out safely and appropriately.

- (5) No dwellinghouse hereby approved shall be occupied unless its rear garden is enclosed by 1.8m high timber fencing. Once erected, the approved means of enclosure shall thereafter be permanently retained in accordance with the approved details.

Reason: In the interests of the residential amenities of the occupiers of the dwellinghouse and the visual amenities of the area.

- (6) 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.

- (7) Prior to commencement of development, the Street Engineering Review (SER) and Quality Audit (QA) needs to be reviewed and updated to the satisfaction of the Planning Authority in consultation with Roads Development. Thereafter, implementation/construction of streetscape must adhere to the design parameters detailed in the final approved SER/QA.

Reason: To ensure streets provide, and continues to provide, a safe environment for all users.

- (8) No development in connection with the permission hereby granted shall commence and the access hereby approved, as depicted on the site plan NW/001 Revision D, 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 2.0 metres measured at right angles from the edge of the carriageway surface along the centre line of each approved new access road 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.

- (9) No dwellinghouse hereby approved shall be occupied unless its driveway and parking area has been provided and surfaced in accordance with the details shown on the approved plans. For the avoidance of doubt, the first 5m of driveway (measured from the edge of the road) shall be fully paved. Once provided, all parking areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

- (2) that the reason for departing from the Aberdeenshire Local Development Plan (2017) be as follows:-

The proposal has not been subject to a previously agreed masterplan that has itself been through appropriate levels of public consultation as required by Policies H1 and P1. However, the application process and level of detail, consultation and engagement on the final content of the application is tantamount to a detailed masterplan and all other aspects of the proposal are considered compliant with the Aberdeenshire Local Development Plan (2017). The application is therefore supported as a departure from Policy H1: Housing land and Policy P1: Layout, siting and design of the Aberdeenshire Local Development Plan (2017).

- (B) Reference No: APP/2017/0632 – Full Planning Permission for Change of Use of Land to Domestic Curtilage, Alterations and Extension to Dwellinghouse and Formation of Decking at Parkhill Cottage, Lumphanan, Aberdeenshire, AB31 4RP**

**Applicant: Mr & Mrs Nicklin, Parkhill Cottage, Lumphanan**  
**Agent: Colin Thompson Chartered Architect, Old Chapel Road, Inverurie**

The Senior Planner reported on the detail of the application which sought full planning permission for a change of use of land to domestic curtilage, alterations and extensions to a dwellinghouse, and formation of decking. The application had been reported to Committee as it was a departure from the Local Development Plan and was recommended for approval. The Senior Planner drew the Committee's attention to errors in the report at paragraphs 2.2 and 2.3 and explained that the report should have stated that the curtilage was bound to the north, west and east by post and wire fencing and that permission was sought to change the use of land to the north. The Committee heard that there were no issues in relation to the proposed extension which was contemporary but compatible with the main house. The proposed change of use of land was contrary to rural development policy as the area of ground exceeded the glossary definition of small scale development. The Committee were recommended to approve the application as a departure from the Local Development Plan (2017).

After due consideration, the Committee **agreed:-**

- (1) to grant full planning permission subject to the following conditions:-
- (1) No works in connection with the development hereby approved shall commence unless details of the colouring/stain of the timber linings to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The extension shall not be brought into use unless the external finish has been applied in accordance with the approved details.
- Reason: In the interests of the appearance of the development and the visual amenities of the area.
- (2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no buildings shall be erected within the area shown hatched on the approved plan, drawing number 0117/01-32, under the terms of Class 3 of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

Reason: In the interests of the character and appearance of the development.

(2) that the reason for the decision be as follows:-

The application does not comply with Policy R2: Housing and employment development elsewhere in the countryside of the Aberdeenshire Local Development Plan (2017) due to exceeding the glossary definition of small scale development. Despite this, there are merits to this proposal with the development respecting the character of the surrounding area and the overall plot size as a result of this development will be of similar scale to others within the surrounding area, respecting the established pattern of rural housing in large plots.

The proposal is considered to be acceptable in terms of layout, siting and design, is not considered to adversely impact on the amenity of neighbouring residents or the character of the surrounding landscape and is considered to result in a satisfactory development in Aberdeenshire, compliant with all other relevant policies of the Aberdeenshire Local Development Plan (2017).

DRAFT