



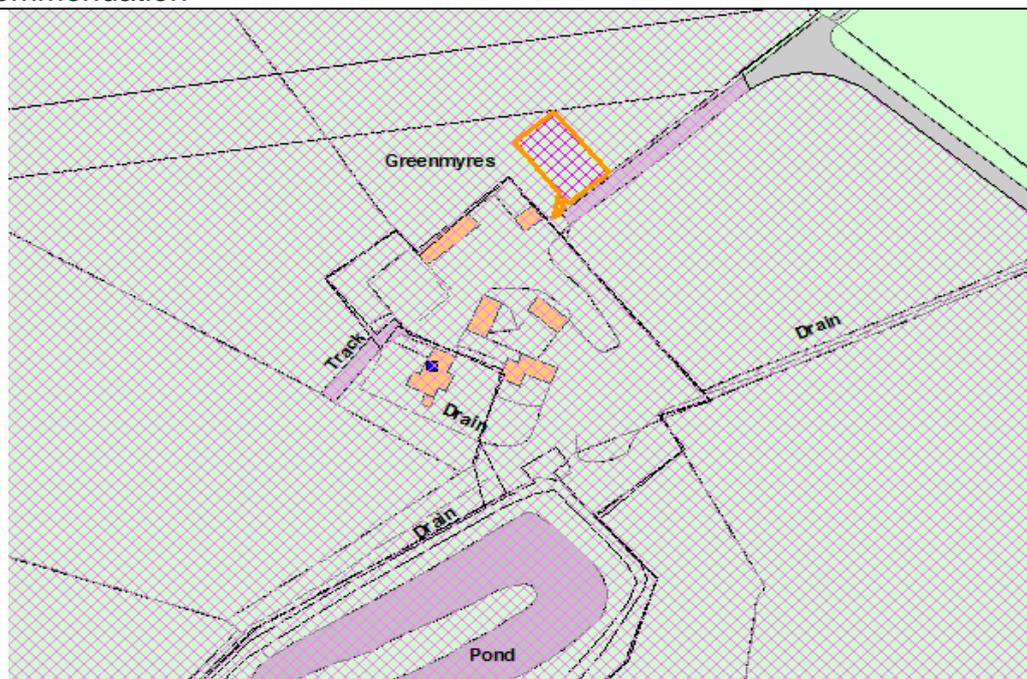
## Marr Area Committee Report 29 August 2017

Reference No: APP/2017/1063

**Full Planning Permission for Erection of Eco Bothy (Class 10 Non-residential Institutions) at Greenmyres, Drumblade, Huntly, Aberdeenshire, AB54 6AG**

**Applicant:** HDDT, Brander Building, The Square, Huntly  
**Agent:** Jill Andrews Architect, Swilebog Farmhouse, Cornhill, Banff

Grid Ref: E:357068 N:835491  
Ward No. and Name: W14 - Huntly, Strathbogie And Howe Of Alford  
Application Type: Full Planning Permission  
Representations: 1  
Consultations: 2  
Relevant Proposals: Aberdeenshire Local Development Plan  
Map  
Designations: Rural Housing Market Area  
Complies with: No  
Development Plans:  
Main Recommendation: Grant with Conditions



**NOT TO SCALE**

Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright and database rights. Ordnance Survey Licence Number 0100020767.

## 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.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.
- 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 an Eco Bothy (Class 10 Non-residential institutions) at Greenmyres, Drumblade, Huntly. In March 2014, Huntly and District Development Trust (HDDT) acquired Greenmyres Farm, and have since gained planning consent for a wind turbine, rural paths/trails and some community uses. The proposed building would be located to the north east of the existing farm hub. There is an existing residential property and a number of disused agricultural buildings located to the south west of the site. The development would become part of the community centre currently being developed at this site.
- 2.2 The applicant proposes to erect a small bothy to act as a shelter which would facilitate workshops, activities and events at Greenmyres. The development would be flat roofed and measure 3.5m in height. The shelter measures approx. 8.1m by 4m with an attached decking area and wheelchair access ramp. The proposed materials include:
  - Roof – Green roof planted in local wildflowers
  - Walls - Twin wall pallets clad in timber cladding.
  - Doors and openings – One timber screen, glazed, facing south. One door clad in wall finish
- 2.3 The application site and surrounding land at Greenmyres Farm has the following relevant planning history:
  - APP/2017/0322 - Formation of Path – Approved, 15 March 2017
  - APP/2015/3204 - Change of use from agricultural to community land and erection of multi-purpose community facility building – Approved, 18 December 2015
  - APP/2015/2282 - Erection of 1 No. 500kW (60m to Hub Height and 84m Height to Blade Tip,) Wind Turbine and Formation of Access and Associated Infrastructure (Amended Turbine Type) of Previously Approved APP/2014/2714

- APP/2014/2714 - Erection of 1 No. 500kW Wind Turbine, 55m to Hub Height, 84m Height to Blade Tip, Formation of Access and Associated Infrastructure

2.4 The applicant has submitted the following documentation in support of the application:

Design Statement – Contains historical context and justifies the design aspect of the structure using recycled materials. Also provides insight into the functionality of the proposed development as site where workshops and activities can be hosted which contributes to the overall community.

### 3. Representations

3.1 No valid letters of representation have been received.

### 4. Consultations

4.1 **Infrastructure Services (Contaminated Land)** have no comment to make regarding the application.

4.2 **Infrastructure Services (Environmental Health)** has no objection subject to the attachment of a standard condition concerning the proposed private water treatment system to the decision notice should permission be granted.

### 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 P1: Layout, siting and design

Policy P6: Community facilities

Policy E2: Landscape

### 5.4 Other Material Considerations

None.

## 6. Discussion

6.1 The main issues to be considered in the determination of this application are the location of a community facility at this site, and the layout, siting and design of the development and whether it would have a negative impact on the surrounding area.

6.2 As the purpose of the proposed bothy would be to host community workshops in conjunction with the previously approved community facility under APP/2015/3204, the principle of the proposal is assessed under Policy P6 Community Infrastructure of the Aberdeenshire Local Development Plan 2017. The policy states that community infrastructure should be located within settlements where they are accessible and available to all community residents. While the proposed bothy is located outwith a settlement boundary, it would merely be an extension and addition to the already consented/established community facility at Greenmyres. Greenmyres is a unique community venture, and whilst ideally would be located within a settlement, the evidence provided in the 2015 consent promoted rural practices and offerings, making it fit successfully on the site. Therefore, it is considered that the proposal is an appropriate addition to the community facility and is acceptable as a departure from Policy P6 of the Aberdeenshire Local Development Plan 2017.

6.3 The proposed building would be located to the north east of an existing agricultural shed. The development would be viewed in relation to these existing buildings which are of similar scale, which will help the development to fit into its surroundings. It is considered that the proposal would be an

appropriate addition to the community functions currently being developed at the site. The structure would be a sustainable development with a solar panel positioned on the roof and the build would incorporate recycled materials. Furthermore, the design of the building is of high quality with a simple form and vernacular materials enforcing the traditional appearance. The green roof provides an agricultural aspect to the structure and reflects the surrounding setting, blending in with the natural environment, which complies with Policy E2.

- 6.4 There is a residential property located to the south west of the proposed development, however it is considered that the distance between them is sufficient to avoid overlooking or other amenity impacts. The flat roof development doesn't significantly over dominate the existing farm buildings to the south west and therefore could be viewed as an addition to the existing farm hub, as a traditionally finished small rural building. The proposed use of the bothy as a workshop for the community facility means that the development would not be a habitable building, and therefore it would not have any significant impacts on amenity and complies with Policy P1 of the Aberdeenshire Local Development Plan 2017.
- 6.5 Environmental Health requested further details regarding the water quality and treatment system proposed for the external tap. This was supplied by the agent in conjunction with the Environmental Health Team and it was considered that both the water and treatment system were satisfactory. However, they have requested a condition be attached regarding the installation of the water treatment system be attached to the decision notice should planning permission be granted.
- 6.6 In conclusion, while the principle of development is not fully compliant with Policy P6 as the site lies outwith a settlement boundary, the proposal is considered to be an extension of an already established community facility and can therefore be supported as a departure on this basis. This addition to the facility would be beneficial to the wider Huntly Area in growing and diversifying the existing community project at Greenmyres. As such, it is recommended the application be supported as a departure from Policy P6 of the Aberdeenshire Local Development Plan 2017.

## **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 equality impact assessment is not required because the proposed development does not have a differential impact on any of the 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

Policy P6 Community infrastructure

- 10.3 The application is a Departure from the valid Local Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.

- 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 condition:-**

01. The proposed development shall not be brought into use unless the proposed private water treatment system has been installed in accordance with the approved details. Once installed the private water treatment system shall thereafter be permanently retained.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

### 11.2 **That the Committee agree the reason for departing from the Aberdeenshire Local Development Plan (2017):-**

01. The proposed development would provide a community facility in a location where there is an already established community land use. The development would be accessible to the public and have a beneficial impact on the wider Huntly area. This coupled with the use of renewable materials and traditional

design features is considered to override the principle of Policy P6 Community infrastructure where community facilities are expected to be located within settlement boundaries.

**Stephen Archer**  
**Director of Infrastructure Services**

Author of Report: Oisín Boland  
Report Date: 9 August 2017