

**ABERDEENSHIRE COUNCIL**

**BUCHAN AREA COMMITTEE**

**BUCHAN HOUSE, PETERHEAD, 26<sup>TH</sup> SEPTEMBER 2017**

**Present:** Councillors N Smith (Chair), D Beagrie (Vice Chair), A Allan, A Buchan, M Buchan, S Calder, A Fakley, J Ingram, A Simpson, S Smith and I Sutherland

**Officers:** Chris White, Buchan Area Manager (Business Services); Martin Ingram, Senior Solicitor – Governance (Business Services); Alan Davidson, Senior Planner (Infrastructure Services); Michelle Fraser, Policy Planner (Infrastructure Services); Ross Bennett, Engineer – Roads Development (Infrastructure Services); Christine Webster, Regeneration and Town Centres Manager (Infrastructure Services); Reid Hutchison, Community Economic Development Co-ordinator (Infrastructure Services); Jane Burgess, Team Leader – Estates (Business Services); Paul Macari, Principal Developer Obligations Officer (Business Services); and Theresa Wood, Area Committee Officer (Business Services)

**1. DECLARATIONS OF MEMBERS' INTERESTS**

In terms of the Councillors' Code of Conduct, the following Declarations of Interest were put forward –

- (1) Councillor J Ingram for Item 5a – Planning Application APP/2017/0065-0071 – Full Planning Permission for Part Change of Use of Airfield to Form Pipe Storage Yard (Use Class 6 – Storage and Distribution) at Storage Yards 1-7, Longside Airfield, Peterhead – given that the land referred to in this application belongs to a family member of Councillor Ingram's. In confirming that his interest was non-pecuniary, Councillor Ingram took part in the discussion of this item,
- (2) Councillor J Ingram for Item 5b – Planning Application APP/2017/1297 – Full Planning Permission for Erection of 2 Buildings and Associated Yard at Longside Airfield, Glendaveny, Peterhead - given that the land referred to in this application belongs to a family member of Councillor Ingram's. In confirming that his interest was non-pecuniary, Councillor Ingram took part in the discussion of this item,
- (3) Councillor J Ingram for Item 10 – Area Committee Budget: Area Initiatives Fund – given that he is a Trustee of Mintlaw Public Hall. Councillor Ingram in confirming that his interest was significant left the Chamber throughout the discussion of this item,
- (4) Councillor A Buchan for Item 5a - Planning Application APP/2017/0065-0071 – Full Planning Permission for Part Change of Use of Airfield to Form Pipe Storage Yard (Use Class 6 – Storage and Distribution) at Storage Yards 1-7, Longside Airfield, Peterhead – given he attended the Company's Open Day approximately two years ago. In confirming that his interest was not significant, Councillor Buchan took part in the discussion of this item,

- (5) Councillor A Buchan for Item 5b - Planning Application APP/2017/1297 – Full Planning Permission for Erection of 2 Buildings and Associated Yard at Longside Airfield, Glendaveny, Peterhead - given he attended the Company's Open Day approximately two years ago. In confirming that his interest was not significant, Councillor Buchan took part in the discussion of this item,
- (6) Councillor A Buchan for Item 7 – Developing Excellence in our North Coast Communities – Regeneration 6 Monthly Report – given he has a business within the BID area. In confirming that his interest was not significant, Councillor Buchan took part in the discussion of this item,
- (7) Councillor A Buchan for Item 11 - Proposed Sale of Glenugie Business Centre and 53 Windmill Street, Peterhead – given that the tenant is a customer of Councillor Buchan's. In confirming that his interest was not significant, Councillor Buchan took part in the discussion of this item,
- (8) Councillor A Fakley for Item 4a – Planning Application APP/2017/1182 – Planning Permission in Principle for Erection of Dwellinghouse at Land to the East of Auchingail, Blackhills, Peterhead - given that he knows the applicant socially. In confirming that his interest was not significant, Councillor Fakley took part in the discussion of this item,
- (9) Councillor I Sutherland for Item 4a - Planning Application APP/2017/1182 – Planning Permission in Principle for Erection of Dwellinghouse at Land to the East of Auchingail, Blackhills, Peterhead – due to an ongoing work-related connection with the Agent for this application. Councillor Sutherland in confirming his interest was significant left the Chamber throughout the discussion of this item,
- (10) Councillor I Sutherland for Item 4b - Planning Application APP/2017/1192 – Planning Permission in Principle for Erection of Dwellinghouse at Site adjacent to Benaiah, Stuartfield - given he has a close friendship with a person related to this development. Councillor Sutherland in confirming his interest was significant left the Chamber throughout the discussion of this item,
- (11) Councillor I Sutherland for Item 5c – Full Planning Permission for Erection of Dwellinghouse at Land adjacent to Rhu-na-Haven, Longhaven - due to an ongoing work-related connection with the Agent for this application. Councillor Sutherland in confirming his interest was significant left the Chamber throughout the discussion of this item,
- (12) Councillor I Sutherland for Item 7 – Developing Excellence in our North Coast Communities – Regeneration 6 Monthly Report – given that Councillor Sutherland is the BID Co-ordinator. In confirming his interest was significant, Councillor Sutherland left the Chamber throughout the discussion of this item, and
- (13) Councillor A Simpson for Item 8 – Rural Partnership Annual Report 2016/2017 and Funding 2017/2018 and 2018/2020 – given that Councillor Simpson is Treasurer to the Buchan Development Partnership. Councillor Simpson advised that she would remain in the Chamber for the discussion of this item but would not take part

## 2(a) STATEMENT ON EQUALITIES

In making decisions on the following items of business, the Committee **noted** the requirement, 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 their decision

## 2(b) RESOLUTION

The Committee **agreed** in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting during consideration of the items specified below so as to avoid disclosure of exempt information of the class described in the undernoted paragraphs of Part 1 of Schedule 7A of the Act.

Item No	Paragraph No of Schedule 7A
11	9

## 3. MINUTE OF MEETING OF 5<sup>TH</sup> SEPTEMBER 2017

The Minute of the Meeting of 5<sup>th</sup> September 2017 had been circulated and was **approved**.

Councillor S Smith noted that, as yet, Members had not received the breakdown of costs as requested in relation to Item 6 – Programme for Walking, Cycling and Safety Initiatives – Branch 2, Recommendation (1). The Area Manager advised that he would remind the relevant Officers.

In relation to Item 5, Masterplan for Mintlaw, Councillor Ingram asked if a date had been scheduled for Buchan Area Committee Members to meet with relevant Council Services and various partners etc to discuss the long term plans for Mintlaw.

The Area Manager advised that he hoped to have this meeting scheduled before the next meeting of the Buchan Area Committee on 31<sup>st</sup> October 2017.

## 4. DEFERRED PLANNING APPLICATIONS

With regard to the deferred planning applications, the Committee had before them reports by the Director of Infrastructure Services on planning applications for determination in terms of the Town and Country Planning (Scotland) Acts 1972 and 1997 and **agreed** to dispose of the applications as detailed in Appendix A attached to this Minute.

- (a) APP/2017/1182 Planning Permission in Principle for Erection of Dwellinghouse at Land to the East of Auchingail, Blackhills, Peterhead
- (b) APP/2017/1192 Planning Permission in Principle for Erection of Dwellinghouse at Site adjacent to Benaiah, Stuartfield
- (c) APP/2017/1580 Planning Permission in Principle for Erection of Dwellinghouse at Site adjacent to Blackbriggs, Greencroft, Auchnagatt, Ellon

## 5. NEW PLANNING APPLICATIONS

The Committee had before them reports by the Director of Infrastructure Services on planning applications for determination in terms of the Town and Country Planning (Scotland) Acts 1972 and 1997 and **agreed** to dispose of the applications as detailed in Appendix B attached to this Minute.

- (a) APP/2017/0065-71 Full Planning Permission for Part Change of Use of Airfield to Form Pipe Storage Yard (Use Class 6 – Storage and Distribution) at Storage Yards 1-7, Longside Airfield, Peterhead
- (b) APP/2017/1297 Full Planning Permission for Erection of 2 Buildings and Associated Yard at Longside Airfield, Glendaveny, Peterhead
- (c) APP/2017/1707 Full Planning Permission for Erection of Dwellinghouse at Land adjacent to Rhu-na-Haven, Longhaven

## 6. LOCAL DEVELOPMENT PLAN 2017: SUPPLEMENTARY GUIDANCE NO 7: DEVELOPER OBLIGATIONS: METHODS FOR CALCULATION

A report by the Director of Infrastructure Services had been circulated advising that the Aberdeenshire Local Development Plan (LDP) 2017 contains Policy RD2 Developers' Obligations, which sets out circumstances and items for which developers are likely to be asked to contribute towards. The Reporters' Recommendations of the examination of the LDP concluded that Policy RD2 (Developers' Obligations) remained sound, however, the Reporters considered that the policy did not fully address issues of project viability in its consideration. Following that advice the section titled 'Development Viability' of the Supplementary Guidance was amended and thereafter subject to public consultation. The Committee was asked to consider and comment specifically on the amendments to the 'Development Viability' section.

Having considered the Supplementary Guidance as attached to the report, the Committee **agreed:-**

- (1) to request that the Developer Obligations Team discuss with the Council's Education Service how their team can be more involved and provide better support to schools from an early stage, so as to ensure that the Developer Obligations Team are fully informed in respect of school roll forecasts and potential over-capacity issues well in advance, and
- (2) to request that an informal session be arranged for Buchan Area Committee Members to meet with Officers from the Developer Obligations Team to discuss available funding and opportunities within the Buchan area on a Ward basis

## 7. DEVELOPING EXCELLENCE IN OUR NORTH COAST COMMUNITIES – REGENERATION 6 MONTHLY REPORT

A report by the Director of Infrastructure Services had been circulated advising that as a result of the new Regeneration Strategy 'From Strategy to Action: Developing Excellence in our North Coast Communities', local partnerships had been established to set out the vision for regeneration within their own towns. The resulting partnership vision and action plans had been agreed by the Policy and Resources Committee on 15<sup>th</sup> September 2016 with indicative sums for the delivery of each action plan agreed. This report presented the Committee with the second 6-monthly progress update.

Having considered the content of the report, the Committee **agreed:-**

- (1) to request that Officers enquire as to whether the funding allocated to Peterhead Projects “to build community design and participation in green spaces in the town” is still available following the liquidation of Peterhead Projects (page 14, point 2.3),
- (2) to request an update in respect of the Peterhead Learning Campus, and to note that there is a growing need to update and communicate with the general public in respect of this project and the many other projects that are ongoing within Peterhead,
- (3) whilst welcoming this report, to request that targets and outcomes be included in the next 6-monthly report to allow progress to be measured, and
- (4) to commend Peterhead’s new project, Compass Point, which is now up and running

#### **8. RURAL PARTNERSHIP ANNUAL REPORT 2016/2017 AND FUNDING 2017/2018 AND 2018/2020**

A report by the Director of Infrastructure Services had been circulated providing the Committee with an update in respect of the work of the Buchan Development Partnership (BDP), and its continuing importance in relation to the level of successful community activity within the Buchan area.

In welcoming the report, the Committee **agreed:-**

- (1) to note and support the continuing development of the Buchan Development Partnership,
- (2) to commend the fantastic work that the Buchan Development Partnership carries out on behalf of and in conjunction with the various community partners and groups within Buchan,
- (3) to note the progress made on the Action Plan for 2017/2018 and the Service Level Agreement 2017/2018, and
- (4) to note the publication of the Buchan Development Partnership’s Annual Report 2016/2017 on the Council’s Ward Pages

#### **9. HOUSING SERVICE QUARTERLY PERFORMANCE EXCEPTION REPORTING APRIL-JUNE 2017 (ABERDEENSHIRE PERFORMS)**

A report by the Director of Infrastructure Services had been circulated advising of how the Service is performing against key performance measures and associated targets as set out in the Infrastructure Services Business Plan 2016/2017.

Having considered the report, the Committee **agreed:-**

- (1) to note the Committee’s concerns in relation to –
  - (a) the time being taken to complete housing repairs, and
  - (b) the time being taken to re-let houses and the subsequent deterioration of these houses whilst they are empty

- (2) to request that Officers report back to Buchan Area Committee Members in relation to these issues, to include a breakdown of the actual number of voids, and as to whether the 'red alerts' are related to a resource issue or if there is a need for the targets to be revised

#### **10. AREA COMMITTEE BUDGET: AREA INITIATIVES FUND**

A report by the Director of Business Services had been circulated advising that following the Buchan Area Committee meeting of 27<sup>th</sup> June 2017 (Item 10) an allocation of the balance of the Area Initiatives Budget, amounting to £5,050, remains available for disbursement. Two applications have now been received and, in assessing the projects together with the Buchan Development Partnership, the Committee was advised that the applications meet the criteria of the scheme.

The Committee **agreed:-**

- (1) to award £4,550 to Mintlaw Public Hall towards the cost of repairing the hall roof,
- (2) to award £500 to Longside Bowling Club towards the upgrade of the electrics in the Clubhouse, and
- (3) to note that the Area Initiatives Fund for 2017/2018 is now fully utilised

#### **11. PROPOSED SALE OF GLENUGIE BUSINESS CENTRE AND 53 WINDMILL STREET, PETERHEAD**

A report by the Director of Business Services had been circulated in relation to the proposed sale of Glenugie Business Centre and 53 Windmill Street, Peterhead.

Having considered the content of the report, the Committee **agreed:-**

- (1) that both properties should be put back on the open market for sale at an appropriate price level and advising that consideration will be given to splitting the site, and
- (2) that Officers report back to a meeting of the Buchan Area Committee on the results of this process in due course

## APPENDIX A

### DEFERRED PLANNING APPLICATIONS

- (a) **Planning Permission in Principle for Erection of Dwellinghouse at Land to the East of Auchingail, Blackhills, Peterhead**  
For: Mr & Mrs Brownlee, Auchingail, Hillhead of Cocklaw, Peterhead  
Per: Kevin O'Brien Architects Ltd, 83 Broad Street, Peterhead  
**Reference No: APP/2017/1182**

The Senior Planner apologised in that paragraphs 10.2 and 10.3 of the report should, in fact, read that the application is a departure from the Local Development Plan.

Having considered the report, and having previously visited the site, the Committee **agreed:-**

- (1) that authority to Grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to relevant planning conditions, and
- (2) their reasons for departing from the Local Development Plan as follows -
  - (a) the proposed site is in an appropriate location, and
  - (b) the proposal will be in-keeping with the existing surrounding area

- (b) **Planning Permission in Principle for Erection of Dwellinghouse at Site adjacent to Benaiah, Stuartfield**  
For: Mr A Howie, West Knock, Mintlaw, Peterhead  
Per: Baxter Design Company (Old Deer) Ltd, Adenhall, 9 Kirkgate, Old Deer, Peterhead  
**Reference No: APP/2017/1192**

Having previously visited the site, the Committee **agreed:-**

- (1) that authority to Grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to relevant planning conditions, and
- (2) their reason for departing from the Local Development Plan as follows –
  - (a) given the west boundary of the site is 200m from the edge of the settlement; to exercise a degree of flexibility in respect of Policy R2 in that the east boundary is only 269m from the settlement

- (c) **Planning Permission in Principle for Erection of Dwellinghouse at Site adjacent to Blackbriggs, Greencroft, Auchnagatt, Ellon**  
For: Mr Geoff Heath, Blackbriggs, Auchnagatt, Ellon  
Per: Arcus Design Ltd, Mavisbank, Old Deer, Peterhead  
**Reference No: APP/2017/1580**

Having visited the site, Councillor Ingram moved as a motion, seconded by Councillor Beagrie, that authority to Grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to relevant planning conditions given that, in considering the surrounding area, the proposal is an appropriate addition to an existing group of at least 5 houses and therefore meets Policy R2 of the Local Development Plan as “it is an appropriate addition to a cluster or group of at least 5 houses”

As an amendment, Councillor Allan, seconded by Councillor Fakley, moved that the application be refused for the reasons stated in the report.

The Members of the Committee voted:-

- for the motion           (9)     Councillors N Smith, Beagrie, A Buchan, M Buchan, Calder, Ingram, Simpson, S Smith and Sutherland
- for the amendment   (2)     Councillors Allan and Fakley

The motion was therefore carried and the Committee **agreed**:-

- (1) that authority to Grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to relevant planning conditions, and
- (2) their reason for departing from the Local Development Plan as follows –
  - (a) in considering the surrounding area, the proposal is an appropriate addition to an existing group of at least 5 houses and therefore meets Policy R2 of the Local Development Plan as “it is an appropriate addition to a cluster or group of at least 5 houses”



## APPENDIX B

### NEW PLANNING APPLICATIONS

(a) **Full Planning Permission for Part Change of Use of Airfield to Form Pipe Storage Yard (Use Class 6 – Storage and Distribution) at Storage Yards 1, 2, 3, 4, 5, 6 and 7, Longside Airfield, Peterhead**

For: Independent Oilfield Services, IOS Tubular Facility, Longside Airfield, Peterhead

Per: McAdam Design (Scotland) Ltd, 70 King Street, Peterhead

**Reference No: APP/2017/0065-0071**

In terms of Standing Order 6.5, the Area Manager had received two requests to address Committee from (1) Natalie Walker, Associate for Pinsent Masons LLP, on behalf of Baker Hughes (Consultee), and (2) Symon Wadsworth for Independent Oilfield Services.

The Committee was asked if they wished to hear the representations. The Committee unanimously **agreed**.

The Committee first heard from the Senior Planner then from Ms Walker as follows –

“I am here today to speak on behalf of Baker Hughes Ltd who object to all of the planning applications by Independent Oilfield Services that are detailed in the reports which form part of agenda items 5a and 5b.

Our client has for many years leased land located to the south-west of the various application sites, and immediately north of the access road which would be used to take access to and egress from the proposed development, if approved.

Baker Hughes operates a nationally important facility at this site. The facility at Longside supports a product line spanning the entire network of Baker Hughes’ operations out of Aberdeen.

The facility includes a production/handling building, a magazine storage compound and a gun store for jet perforating guns. These jet perforating guns are used in the offshore industry in the latter stages of approximately 95% of well constructions in the UK sector of the North Sea to create tunnels through which oil and gas can exit.

Should the applications be approved, which is against the considered advice and recommendation of your planning officers, there is potential for an adverse impact on Baker Hughes’ licence. Any impact on Baker Hughes’ licence would have significant consequences for the North Sea oil industry supply chain. The continued, unimpeded operation of our client’s facility is a matter of local and national interest and accordingly an important material planning consideration.

The concern arises because Baker Hughes’ explosive licence restricts the type of uses and number of people that can be within specified distances of their facility. This includes vehicle movements along the access road which the applicant proposed to use.

The grant of a series of applications in circumstances where there is no means to control or limit the total volume of traffic that may result could have serious consequences for Baker Hughes ability to continue to operate.

Whilst the Health and Safety Executive have not objected, their responses to consultation on these applications have made clear that increases in traffic volumes could impinge on Baker Hughes' use of the neighbouring land.

Our client does not object per se to the principle of any development of the land neighbouring their site. Their objective is simply to ensure that any new development is compatible with policy, their existing land use and that the impact of such development can be adequately controlled through appropriate planning conditions.

We have sought to discuss the scope to use conditions to address our concerns but, as you will see from the Committee reports, regrettably your Officers have concluded that conditions could not be attached in this case.

To conclude therefore, the applications seek permission for development which your Officers judge to be contrary to the Local Development Plan Policy. As such, as a matter of planning law and principle, Members will be aware that any such applications must be refused unless there are other material considerations of sufficient weight to override the adopted development plan policy.

We respectfully submit that no such material considerations have been advanced by the applicant in this case.

The material considerations which do arise weigh against the applications, namely the potential to adversely affect the continued operation of Baker Hughes' facility.

In the absence of appropriate control through conditions, the applications individually and together could prejudice Baker Hughes's existing land use to an unacceptable extent. As I have set out, Baker Hughes' facility is an integral component of the oil and gas industry. The benefits of the Baker Hughes facility are substantial and warrant due consideration by you as Members. The risk of adverse impact on this facility is, in our submission, a matter of national and public interest and a material consideration which carries significant weight.

If Members accept the Officer's advice that it is not feasible to attach conditions to address our concerns then we would urge the Committee to Refuse the application."

Following a series of questions for Ms Walker, the Committee then heard from Symon Wadsworth for Independent Oilfield Services –

"Since the initial phases were approved by the Planning Service back in 2013, the business has steadily grown and we have established ourselves as one of the leaders in our field, with the sites size and proximity to the port being our main selling points.

The four years we have been in business have not been plain sailing, given the economic climate of the oil Industry, nevertheless, our team have worked hard to identify elements of diversification that could further secure our aspirations to employ a local team, delivering a quality service to the local industries.

We have established good working relationships at the Port by providing complimentary services to their quayside services with the goal to ultimately reduce the number of large vehicles on the Peterhead to Aberdeen Road and create a more efficient local network of services.

Previous planning approvals were obtained for larger structures and associated yards to service customer needs prior to the current oil downturn; however, these plans have had to

be put on hold and we have looked at alternative options to allow IOS to provide a value added service to our customers while trying to attract new customers.

The alternative plans we have now submitted are for smaller but very design specific units that will enhance our short term requirements, until such time the previously approved plans can be brought forward.

The knock-on effect of the downturn has resulted in a greater demand for storage of casing and tubing that is no longer being mobilised offshore, therefore, the current and forecasted requirement for our facility is becoming increasingly urgent.

The inspection and refurbishment process on site involves the handling of large joints of pipe. In order to safely carry out these processes and also provide our current customers the necessary storage space to grow, it is vitally important for IOS to have adequate storage space whilst still having suitable operational areas. IOS currently stores pipe at better than industry standard working to height regulations this also requires a larger site footprint.

The proposals being discussed today are regarding this requirement for additional storage capacity to meet the industry demand, along with a new Machine Shop facility, this will allow us to provide a more complete service, all ancillary to the core business, but within a single site.

Currently, we have temporary provisions in Mintlaw, specific to our industrial processes. These are far from ideal, in terms of volume and functionality. Moreover this currently generates additional traffic movements between Longside and Mintlaw.

By creating our own purpose built units, it will intensify the operations within our current site, and require roughly an additional 30 personnel. By having these facilities on site will actually cut down on traffic movements by eliminating the need for the pipe needing repair having to be sent to Aberdeen and back before going offshore.

The Planning Services' suggestion to remove all Permitted Development is entirely acceptable, so as to ensure that the desired level of control and scrutiny over any future proposals is upheld by the Local Authority. In particular, the intensification of the site can be assessed against the impact on transport movements and public safety at each stage. The biggest area of contention appears not to be regarding the visual or aesthetic impact of the proposals, but more related to public safety and the impact on the neighbouring site occupied by Baker Hughes.

As noted in the Committee report, a restriction of 500 traffic movements every 24 hours is currently acceptable in regards to the Baker Hughes operations and the criteria associated with their Licensing Agreements with the HSE. It should be noted that these traffic movements are specific to the Class B exclusion zone that only marginally breaches a portion of the existing access route. Traffic movements outwith this zone and within the yellow exclusion zone are restricted to 10,000 movements.

To give an idea of the current level of traffic, which is monitored daily at the dedicated gatehouse and the records held for a full year, we have only on a few occasions reached 56 movements – just over 10% of the current limit. As previously noted, the large vehicle movements will marginally increase with regards to pipe transportation, for the increased storage capacity, however, the creation of the new hardbanding and torquing units will actually decrease once the Mintlaw facility is no longer utilised.

With approximately 10 further employees for each new shed anticipated, even a very conservative guess of a maximum of 100 traffic movements, is still only utilising 20% of the permitted allowance.

Whilst we have acknowledged the difficulty in applying and enforcing a condition to the monitoring and controlling of the traffic records we are by no means against such a condition being applied to the site and will work with the local authority to ensure this condition is suitably adhered to.

Additionally we are undertaking dialogue with Pinsent Masons, the legal representatives of Baker Hughes, to compile a suitable agreement that will safeguard the current and projected requirements of Baker Hughes and their facility.

We remain committed to working alongside Baker Hughes, as we do with the Buchan Aviation Club, to ensure a suitable arrangement is identified and adhered to. Ultimately, the redundant airfield site has been associated with pipe storage, dating back to the 1970's and the large redundant spaces are of suitable scale to create an appropriate zone for large scale components that can lay idle for a good length of time.

The overall site initially went through as a Planning Departure, largely due to the fact that we undertook the process of creating a Local Plan Bid to allow the policies to be more easily adhered to, this regrettably was unsuccessful due to the availability of alternative employment zones. Thankfully in previous submissions it was recognised that of those sites none were deemed suitable for our specific needs. We have always maintained that the storage and processes on this site are not at the high end of the industry and are not in line with Energetica corridor aspirations.

IOS have made a significant commitment to Longside airfield along with the local industries, local employment, local sporting sponsorship and have regenerated what would otherwise be left as a decaying airfield site, with no maintenance regime.

I sincerely hope this insight has given you the sufficient confidence to allow IOS to further reinforce the good work undertaken to date."

Following a lengthy discussion, the Committee **agreed**:-

- (1) to defer consideration of this application and the following application, APP/2017/1297, to allow Members to undertake a visit to the site to consider the proposal in context,
- (2) that the site visit incorporate the Baker Hughes facility also,
- (3) that an Officer from the Council's Transportation Service be invited to attend the site visit,
- (4) that the exclusion zone map, as referred to, be made available to Members showing both the inner and outer zones, and
- (5) to request that an Officer from the Council's Transportation Service attend the next meeting of the Buchan Area Committee, on 31<sup>st</sup> October 2017, at which time both applications will be determined

- (b) **Full Planning Permission for Erection of 2 Buildings and Associated Yard at Longside Airfield, Glendaveny, Peterhead**  
For: Independent Oilfield Services, IOS Tubular Facility, Longside Airfield, Peterhead  
Per: Taylor Design Services, The Studio, New Inn Courtyard, Market Street, Ellon  
**Reference No: APP/2017/1297**

As per the previous discussion, the Committee **agreed**:-

- (1) to defer consideration of this application and the previous application, APP/2017/0065-0071, to allow Members to undertake a visit to the site to consider the proposal in context,
- (2) that the site visit incorporate the Baker Hughes facility also,
- (3) that an Officer from the Council's Transportation Service be invited to attend the site visit,
- (4) that the exclusion zone map, as referred to, be made available to Members showing both the inner and outer zones, and
- (5) to request that an Officer from the Council's Transportation Service attend the next meeting of the Buchan Area Committee, on 31<sup>st</sup> October 2017, at which time both applications will be determined

- (c) **Full Planning Permission for Erection of Dwellinghouse at Land adjacent to Rhu-na-Haven, Longhaven**  
For: Ms A Sherrington, c/o Agent  
Per: Kevin O'Brien Architects Ltd, 83 Broad Street, Peterhead  
**Reference No: APP/2017/1707**

The Committee **agreed** to Grant Full Planning Permission subject to the following conditions:-

- 01 No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the planning authority. All external and internal elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

- 02 The dwellinghouse hereby approved shall not be occupied unless its driveway, turning and parking area have been provided and surfaced in accordance with the details shown on the approved plans. Once provided, all parking and turning 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.

- 03 The dwellinghouse hereby approved shall not be occupied unless a refuse bin uplift store area has been provided and surfaced in accordance with the details agreed with the Planning Service. 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 other development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 215 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 access 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.

- 05 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 dwellinghouse 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.

- 06 The dwellinghouse hereby approved shall not be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the drainage proposal detailed in the Drainage Statement by Ramsay and Chalmers, dated 04 August 2017. The foul and surface 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 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.

- 08 The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

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

- 09 No works in connection with the development hereby approved shall commence unless details of the proposed means of enclosure to be erected on the boundary of the site have been submitted to and approved in writing by the planning authority. The dwellinghouse hereby approved shall not be brought into use unless the means of enclosure have been erected in accordance with the approved details. Once erected, the means of enclosure shall thereafter be permanently retained in accordance with the approved details.

Reason: In the interests of the residential amenities of the neighbouring property and the occupants of the approved development and the visual amenities of the area.

10. 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 free standing buildings shall be erected on the site other than a single shed and greenhouse no larger than 10 sqm each under the terms of class 3A or any means of enclosure, other than that shown on the approved plans shall be erected on the site under the terms of Class 3E 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.

Reason for Decision –

The proposal is not compliant with Policy R2 Housing and employment development elsewhere in the countryside from the 2017 Aberdeenshire Local Development Plan as the proposed dwellinghouse is not sited upon the footprint of the disused building to be replaced. The proposal is a justified departure from the Local Development Plan as siting the new dwellinghouse away from the previous buildings footprint will secure better privacy for the neighbouring property Ru-Na-Haven. Siting the property further from the road will also improve the amenity of the proposed dwellinghouse.