

ABERDEENSHIRE COUNCIL

GARIOCH AREA COMMITTEE

GORDON HOUSE, INVERURIE ON 29 MAY 2018

Present: Councillors F Hood (Chair), N Baillie, L Berry, M Ewenson, M Ford, S Leslie, D Lonchay, R McKail, A McKelvie, I Walker and J Whyte.

Apology: Councillors Aitchison, Harper, Reid and Smith.

Officers: M J Cardno (Garioch Area Manager), A Overton, (Senior Solicitor), B Strachan (Senior Planner), I Scott (Planner), G Steel (Principal Engineer), L Hogg (Parking Officer), M Hall (Strategy Manager), B Strachan (Roads and Landscape Services Manager), L Wardlaw (Project Development Officer) and A Cumming (Garioch Area Committee Officer).

1. DECLARATIONS OF MEMBERS' INTERESTS

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

Item 6A – Cllr Ford as he knows the applicant;

Item 9 – Cllr McKelvie as he is a resident of the Hilltop area ; and

Item 12 – Cllr Ford as his wife is the Chair of the South Aberdeenshire Local Action Group.

These Councillors left the Council Chamber whilst the relevant items were considered.

2. RESOLUTION - 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.

2B. EXEMPT ITEMS

“That, under Sections 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the meeting for certain items of business on account of the likely disclosure of exempt information of the classes described in the relevant Paragraphs of Part 1 of Schedule 7A of the Act”.

Item No.

Paragraph No.

12

8

3. MINUTE OF MEETING OF 8 MAY 2018

In accordance with Standing Order 7.1.1 the Committee **agreed** that the minute was a correct record of proceedings and it was duly signed by the Councillor presiding over the meeting.

4. ABERDEENSHIRE PERFORMS

A. EDUCATION AND CHILDREN'S SERVICES

A report by the Director of Education and Children's Services was circulated presenting the exceptional performance information for the period January to March 2018.

Members highlighted the improvements made in relation to complaints dealt with at stage 1.

The Committee **agreed** to:-

1. acknowledge the performance achieved January – March 2018, referred to in paragraphs 2.4 to 2.7 to the report and the improvement in performance with regard to the percentage of complaints dealt with at stage 1.;
2. note those measures where performance is below expectations January – March 2018, referred to in paragraphs 2.6 to 2.7 of the report;
3. note the publication of the complete January – March 2018 Performance Report on Ward Pages; and
4. instruct the Director of Education and Children's Services to continue to report, by exception, to committee quarterly performance measures against Service objectives.

B. HOUSING

A report by the Director of Infrastructure Services was circulated presenting the exceptional performance information for the Housing Service for the period October to December 2017.

Members highlighted the improvement made in relation to time to relet properties in Garioch and the decrease in rent arrears.

The Committee **agreed** to:-

1. acknowledge the positive performance achieved October to December 2017 (Quarter 3), identified in Section 2.3; to the report
2. note those measures where performance is below expectations October to December 2017 identified in Appendix 1 to the report;
3. congratulate the Service on the improvement on the relet days and the decrease in rent arrears in Garioch; and
4. acknowledge the publication on Ward Pages of the complete October to December Performance Report along with a reporting rationale document for all indicators;

5. PLANNING APPLICATION FOR CONSIDERATION THAT WAS THE SUBJECT OF A SITE VISIT

The following planning application was considered and dealt with as recorded in **Appendix A** to this Minute.

APP/2018/0617	Erection of replacement dwellinghouse and garage and change of use from agricultural to domestic garden ground at 2 Heatherwick Farm Cottages, Kintore	Refuse
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6. PLANNING APPLICATIONS FOR DETERMINATION

The following planning applications were considered and were dealt with as recorded in **Appendix B** to this Minute.

APP/2018/0602	Erection of dwellinghouse (Renewal of Planning Permission APP/2014/3815) at land at 25 High Street, Kemnay	Grant
APP/2018/0409	Change of use from Office to Nursery (Class 10) at Unit 6B, Peregrine Road, Westhill Business Park, Westhill	Grant
APP/2017/3188	Residential development at Conglass, Inverurie,	Defer

7. PARKING MANAGEMENT IN GARIOCH

A report by the Director of Infrastructure Services was circulated presenting proposals to review car parking in Aberdeenshire and seeking comments to be provided to the Working Group for its consideration.

The Committee discussed at length the options available, but were clear for the need to ensure that the car parking management resulted in a balanced budget. Members discussed the merit of a standardised provision across Aberdeenshire against the need for local flexibility. They wanted to see the car parks that were currently free to use to remain as such and were content for the type of charges suggested within section 3 of the report to be applied. Suggestion was made that solar panels be erected above car parks to derive income.

The Committee **agreed** to forward the following comments to the working group-

1. that there should be an increase in fees to ensure a balanced budget and full cost recovery;
2. that the 30 minute free period in Garioch should be continued;
3. That all car parks that are currently free continue as such; and
4. support the general proposals for levels of charging.

8. UPDATE ON PREVENTION OF SPEEDING TO IMPROVE ROAD SAFETY ON HILLBRAE WAY AND CORSEDUICK ROAD, NEWMACHAR

A report by the Director of Infrastructure Services was circulated presenting proposals to address speeding issues on Hillbrae Way and Corseduick Road, Newmachar.

Local Members welcomed progress being made with this piece of work and indicated that it had been discussed at the last Community Council meeting. Members agreed with the proposals, but were keen to see these implemented as soon as possible and pointed out that as the works to Corseduick Road did not require the same assessment work they could be actioned quickly.

The Committee **agreed**:-

1. that Officers are to undertake the following works on Corseduick Road as soon as possible:-
 - provision of a speed indication device; and
 - chicanes
2. to request that Officers work towards the provision of:-
 - a) a crossing close to the Scout/Guide Hut;
 - b) the provision of a speed indication device (permanently sited);
 - c) provision of a traffic island at path to Kingseat;
 - d) the provision of a footpath between the Scout/Guide Hut and the path to Kingseat;
 - e) road markings to delineate a cycle lane.
3. to request that further update report be provided as part of the agenda for the meeting on 28 August 2018.

9. STRATEGIC GAC BUDGET – LIGHTING COLOUMN PAINTING, HILLTOP AREA, WESTHILL

With reference to Item 1, Councillor McKelvie declared an interest and left the Council Chamber whilst the item was considered.

A report by the Director of Infrastructure Services was circulated asking the Committee to consider allocating funds from the Strategic Budget towards painting of lighting columns in the Hilltop area of Westhill

Councillor McKail, seconded by Councillor Walker moved that the Committee allocate £3,825 from the Strategic GAC Budget towards the painting of lighting columns in the Hilltop area of Westhill.

As an amendment, Councillor Ford, seconded by Councillor Ewenson, moved that funding not be allocated towards the painting of lighting columns in the Hilltop area of Westhill as:-

1. the issue with the columns is cosmetic and not functional;

2. painting them is not a maintenance priority based on service assessment of column maintenance priorities;
3. the Council could not implement a policy of column painting across Garioch or Aberdeenshire for budget reasons; and
4. If column painting as a maintenance approach is justified, it should be implemented as an Aberdeenshire policy with budget allocated, not carried out on an ad hoc basis using area budget

The Committee voted:-

For the motion (7) Councillors Hood, Baillie, Berry, Leslie, Lonchay, McKail and Walker

For the amendment (3) Ewenson, Ford and Whyte

Councillor McKelvie was absent from the division.

Therefore, the motion was carried and the Committee **agreed** to allocate £3,825 from the Strategic GAC Budget towards the painting of 51 lighting columns in the Hilltop area of Westhill.

In accordance with Standing Order 5.2.6, Councillor Ford entered his dissent from the resolution adopted.

10. AREA INITIATIVES FUND 2018/19

A report by the Director of Education and Children's Services was circulated asking the Committee to consider an application to the Initiatives Fund.

The Committee **agreed** to grant £1,680 to Fetternear Hall Committee towards quantity surveying fees.

11. GARIOCH COMMUNITY PLAN 2016-2019 – MONITORING REPORT

A report by the Director of Education and Children's Services was circulated presenting the monitoring information regarding actions in the 2016-19 Community Plan.

The Committee discussed whether the factoring action should continue to be included within the plan given that little progress had been made and without legislation from the Scottish Government, it was difficult to make further progress on this issue. However, Members wanted to retain it within the plan and asked that the Area Manager write to the Scottish Government to highlight the issue once again making particular reference to the maintenance of SUDS basins.

The Area Manager indicated that the Community Planning Officer was leaving shortly to take up a post with Moray Council. The Committee passed on their thanks and best wishes to her in her new role.

The Committee **agreed** to:-

1. note the progress made with actions within the Garioch Community Plan 2016-2019; and

2. request that the Area Manager write to Scottish Ministers about factoring issues including specific reference to SUDS basin maintenance.

12. SUPPLEMENTARY DIRECTORATE WORK PLAN

With reference to Item 1, Councillor Ford declared an interest and left the Council Chamber whilst the item was considered.

A report by the Director of Infrastructure Services was circulated a report seeking approval.

The Committee **agreed** to:-

1. note the Supplementary Directorate Work Plan as detailed in Appendix 1 to the report;
2. approve the item on the Work Plan identified as falling within the remit of the Committee;
3. approve the Business Case in Appendix 3 to the report and the progression of the project to procurement stage, on the basis that the contract will be funded by the South Aberdeenshire LEADER Programme at 100%; and
4. note that should the Business Case be approved and funding application successful, then the authority to award the contract is delegated to Head of Economic Development and Protected Services.

Councillor Presiding over meeting

Print Name

Signature

Date

GARIOCH AREA COMMITTEE

29 MAY 2018

APPENDIX A

**PLANNING APPLICATION FOR DETERMINATION THAT WAS THE SUBJECT OF A
SITE VISIT**

A. Reference No: APP/2018/0617

Full Planning Permission for erection of replacement dwellinghouse and garage and change of use from agricultural to domestic garden ground at 2 Heatherwick Farm Cottages, Kintore, Aberdeenshire, AB51 0UQ

**Applicant: Mr and Mrs Ian Aitken and Mr and Mrs Derek Duguid
Agent: Morris Tait Architectural Design**

The Chair indicated that requests to speak had been received one of which was from the same party who had spoken at the previous meeting. The Committee agreed to hear from parties who had requested to address the Committee.

The Senior Planner explained that the application was for the erection of a replacement dwellinghouse and a change of use of agricultural land to garden ground. He confirmed that the current traditional cottage, which had some architectural merit, had been subject to a survey which had concluded that it was beyond economic repair and it was to be replaced by a much larger dwellinghouse that would sit on the same footprint. He explained that a high quality of design and materials had been sought and that the design had some traditional features included and was considered to relate well to the adjacent dwellinghouse. He confirmed that although it was preferred to retain traditional vernacular buildings as much as possible policy R2 did allow for replacement in exceptional circumstances. He pointed out the Equalities Impact Assessment that had been undertaken as a result of information that had been provided by the applicant, but confirmed that this had not been considered a significant material consideration in this case.

Members sought clarification as to whether there was solar panels included. The Senior Planner confirmed that solar panels were proposed on the roof.

The Chair invited Morris Tait, the applicant's agent to address the Committee. Mr Tait confirmed that the development had been designed to integrate well into the surrounding landscape and to fit with the neighbouring properties, which had also been designed by him. He confirmed that the farmhouse at the back would not be directly in the line of view of the proposed house.

Members sought clarification about the soakaway and landscaping and Mr Tait then returned to the public benches.

The Chair invited Joe Narducci, an objector to the application, to address the Committee. Mr Narducci indicated that the existing vernacular building was worth of retention and should be reinstated. He stressed that the proposed dwelling was out of scale and character with the bulk of properties at Heatherwick and suggested that only the house next door of the twelve neighbouring properties had been considered. The Committee had no questions and Mr Narducci returned to the public benches

The Senior Planner pointed out that the steadings at Heatherwick were very attractive and had been completed under the policies of a previous Local Plan. He confirmed that current policies were more welcoming to larger replacements for existing buildings.

Members sought clarification regarding the relevant height differences between the current building, the replacement building and the neighbouring property. The Chair invited the applicant's agent to clarify. He confirmed that the height of the proposed dwelling was 200mm lower than the neighbouring property and 800mm higher than the existing cottage.

Some Members considered the scale of the proposals to be acceptable and did not consider that the scale of the existing cottage should define the scale of the replacement. They were sympathetic to the concerns of neighbours, but considered that there were no issues with line of sight or privacy and considered the proposals acceptable.

However, others, whilst accepting that there was no restriction on the size within the policy, pointed out that the policy did state that replacement buildings would be considered only in exceptional circumstances. They pointed out that there was merit in retaining the cottage and no exceptional circumstances had been provided to justify its replacement. They pointed out that this needed to be carefully considered and properly justified otherwise it would be difficult to resist any demolition of vernacular buildings and set a dangerous precedent. They further pointed out that the design was not in keeping with the majority of the neighbouring properties.

Councillor Ford, seconded by Councillor Berry, moved that Full Planning Permission be refused on the grounds that the application doesn't meet the test for the replacement of a vernacular building and the replacement building is out of scale and design with the majority of the neighbouring properties and therefore does not comply with Policy R2 or Policy P1.

As an amendment, Councillor McKail seconded by Councillor Lonchay moved that Full Planning Permission be granted subject to the conditions detailed in the report.

The Committee voted:-

For the motion	(8)	Councillors Hood, Baillie, Berry, Ewenson, Ford, Leslie, McKelvie and Walker
For the amendment	(3)	Lonchay, McKail and Whyte

Therefore, the motion was carried and the Committee **agreed** to refuse Full Planning Permission on the grounds that the application doesn't meet the test for the replacement of a vernacular building and the replacement building is out of scale and design with the majority of the neighbouring properties and therefore does not comply with Policy R2 or Policy P1.

GARIOCH AREA COMMITTEE

29 MAY 2018

APPENDIX B

PLANNING APPLICATIONS FOR DETERMINATION

A. Reference No: APP/2018/0602

Full Planning Permission for erection of dwellinghouse (renewal of planning permission APP/2014/3815) at land at 25 High Street, Kemnay, Aberdeenshire

Applicant: Ms Caroline Susan Wainman

With reference to item 1 on the agenda, Councillor Ford declared an interest and left the Council Chamber whilst the application was considered.

The Senior Planner explained that the application was a renewal of a previous application that had lapsed. He confirmed that although it had been approved within a previous Local Plan period, the policy context had not changed to any extent since then. He confirmed that the development would be formed in the garden ground of an existing house and would consist of two parallel wings that were joined by a flat roof and would have a car port in the north west corner. He confirmed that six letters of representation had been received that expressed concerns about traffic on the lane and the design of the dwelling. He confirmed that the air source heat pump would be conditioned.

Members sought clarification about the obscure glazing proposed on one of the upper windows of the house adjoining the site and whether the condition was enforceable. The Senior Planner confirmed that it would be enforceable and would be required to be kept in place even if the house changed hands.

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

1. The 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

2. For the avoidance of doubt, the air source heat pump (ASHP) shown on the approved drawings is not approved. Prior to installation, details of the type and specification of

the ASHP shall be submitted for the written approval of the planning authority. Noise level due to the operation of the ASHP when measured at 1m from any window, door or other ventilation opening serving any adjacent property shall not exceed 38 dB LAeq (1 hour). Once approved, the ASHP shall be installed in complete accordance with the approved details.

Reason: To ensure no noise nuisance arises from the proposed ASHP.

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

Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained.
- b) The location of new trees, shrubs, hedges, and grassed areas.
- c) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- d) The location, design and materials of all hard landscaping works including walls, fences, and gates.
- e) An indication of existing trees, shrubs and hedges to be removed.
- f) A programme for the implementation, completion and subsequent management of the proposed landscaping.
- g) The scheme shall include timescales for the implementation of the works.

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.

4. No development in connection with the planning permission hereby granted shall take place unless full details of the proposed means of disposal of surface water from the development including a maintenance scheme have been submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, surface water shall be disposed of via the use of Sustainable Urban Drainage Systems and the dwellinghouse shall not be occupied unless the agreed drainage system has been provided in its entirety and maintained thereafter throughout the lifetime of the consent in accordance with the approved maintenance scheme.

Reason: To ensure the provision of an acceptable drainage system in the interests of the amenity of the area.

5. The dwellinghouse hereby approved shall not be occupied unless a scheme for the provision of obscure glazing or outlook control film on the northerly bay window on the upper floor of 'Blythewood' (25 High Street) has been submitted to and approved in writing by the Planning Authority and unless the obscure glazing or outlook control film has been fitted fully in accordance with the approved scheme. Once installed, the obscure glazing or outlook control film shall be permanently retained thereafter.

Reason: In the interests of the residential amenity of the dwellinghouse hereby approved.

6. No development in connection with the permission hereby granted shall take place unless details of all of the proposed means of enclosure to be provided in the proposed development have been submitted to and approved in writing by the Planning Authority. The dwellinghouse shall not be occupied until all of its means of enclosure have been provided in accordance with the approved details.

Reason: To prevent adverse overlooking into and from neighbouring properties.

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

Reason for Decision

The proposed development accords with the development plan and there are no material considerations which indicate that permission should be refused.

B. Reference No: APP/2018/0409

Full Planning Permission for change of use from office to nursery (Class 10) at Unit 6B, Peregrine Road, Westhill Business Park, Westhill, Aberdeenshire, AB32 6JL

Applicant: Bananamoon Day Nursery Limited
Agent: MAC Architects

The Planner explained that the application for the change of use of an office building to a nursery was a departure from policy and it would result in the loss of employment land. He confirmed that three letters of representation had been received regarding the retention of the hedge and impact on amenity. The Planner confirmed that semi mature trees on site would be required to be retained and a condition was being applied for tree protection fencing, landscaping and maintenance of the leylandii hedge.

Members expressed concerns about the parking and drop off provision given that the proposals were for a nursery. The Principal Roads Engineer explained that detailed discussions had been undertaken about how this would work and a supporting statement to this effect had been provided. He pointed out that there was sufficient on street parking available to augment the parking on site. Members pointed out the age of the children involved and the space required to move car seats and to lift young children from them and sought clarification as to whether Peregrine Road would be an acceptable environment for this to happen. The Principal Engineer stressed the need for parents to ensure that they were parking safely and escorting their children to the nursey, but also highlighted that the nursery itself had a responsibility to manage movements. It was pointed out that a drop off area would not be appropriate given the age of the children and the need for them to be taken in to the building.

Having given due consideration to parking and traffic movements, Members welcomed the proposals and agreed that it was an appropriate departure from policy.

The Committee **agreed**:-

1. That the reason for departing from the Aberdeenshire Local Development Plan 2017 is that there is considered to be limited prospect of the site being reinstated for use under Classes 4, 5 or 6 at the present time, and the site would benefit from a more viable, alternative use which would be compatible with neighbouring land uses, not undermine the character and amenities of the area, and not preclude a future grant of planning permission for the business or industrial use of the site. The proposed development complies with all other relevant policies of the Aberdeenshire Local Development Plan 2017 and there are no other material considerations which suggest that permission should be refused.

2. to grant Full Planning Permission subject to the following conditions:-

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

Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained;
- b) The location of new trees, shrubs, hedges or grassed areas with details of species, plant sizes and proposed numbers and density, as applicable;
- c) The location, design and materials of all hard landscaping works including surfacing, walls, fences, gates, street furniture and play equipment;
- d) A programme for the implementation subsequent management of the proposed landscaping, and existing planting to be retained in accordance with Condition 2 of this permission.

All soft and hard landscaping proposals, as approved subject to this condition, 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 visual amenity, and to ensure the appropriate management of existing and proposed landscape features in the interests of both the amenity of neighbouring dwellinghouses and the biodiversity of the area.

02 No works in connection with the development hereby approved shall commence unless a tree protective fencing, in accordance with BS 5837:2012 ('Trees in relation to design, demolition and construction - Recommendations') has been provided around the root protection areas shown in drawing no. BMP-1805-AA. 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 five metres of foliage, branches or trunks. The approved tree protection measures shall be retained in-situ until the approved change of use has been implemented.

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

- 03 The nursery hereby approved shall not be brought into use unless a minimum of fourteen off-street parking spaces have been provided within, in accordance with the details shown on the approved plans, and surfaced in hardstanding materials. Once provided, all parking spaces shall thereafter be permanently retained as such.

Reason: To ensure the timely completion and retention of parking arrangements that accord with Aberdeenshire Council Car Parking Standards.

Reference No: APP/2017/3188

Full Planning Permission for residential development and associated infrastructure at site at Conglass, Crawford Road, Inverurie

Applicant: CALA Management Ltd
Agent: CALA Homes (North) Ltd

The Senior Planner explained that the application was a major development which was a departure from the local development plan and therefore required to be determined by Infrastructure Services Committee should Garioch Area Committee be minded to support the recommendation of delegated grant. He explained that there was an OP1 site allocated in the current Local Plan for the development of 58 dwellinghouses, but that the proposed site only used the lower part of the OP1 site and sought development on an extended area that was outwith the settlement boundary and was not allocated. The Senior Planner confirmed that 20 of the proposed dwellings would be on allocated land with the remaining 37 proposed to be sited on unallocated land. He confirmed that 25% affordable housing was being provided before the 36 open market house and that a 300 sqm equipped play space would be provided by the 28th house.

The Senior Planner confirmed that there was a mix of house types, but that they were all 4/5 bedroom houses. He explained that an indicative masterplan had been provided for the upper part of the site and that there were bids submitted to the LDP for consideration. He explained that further parking had been required to be provided throughout the development as most of the garages provided were not large enough to be considered as a parking space.

Some Members pointed out that as the remainder of the OP1 site would still be allocated and the developer was seeking to build over half of the development on countryside, that if an application were to come in for the remainder of the OP1 site, it would be difficult to resist. They pointed out that they felt that the development was happening in a piecemeal way and were keen to see a masterplan led approach. They stressed the need for the provision of community space and perhaps allotments. The Members were keen to retain control of the land and considered that the provision of a masterplan for the OP1 site would provide some certainty.

However, other Members were content with the proposals and were happy for the application to be referred to Infrastructure Services Committee, although they also wanted to see a masterplan for the site provided.

Councillor Ford, seconded by Councillor Whyte, moved that consideration of the application be deferred in order to seek a masterplan that includes at least the allocated OP1 site.

As an amendment, Councillor Leslie, seconded by Councillor McKail, moved that the application be referred to Infrastructure Services Committee for further consideration indicating that Garioch Area Committee supports the recommendation of delegated grant subject to the conditions detailed in the report, but also suggesting that a masterplan be sought for the entire OP1 site.

The Committee voted:-

For the motion (10) Councillors Hood, Baillie, Berry, Ewenson, Ford, Lonchay, McKail, McKelvie, Walker and Whyte

For the amendment (1) Councillor Leslie

Therefore the motion was carried and the Committee **agreed** that consideration of the application be deferred in order to seek a masterplan that includes at least the allocated OP1 site.

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