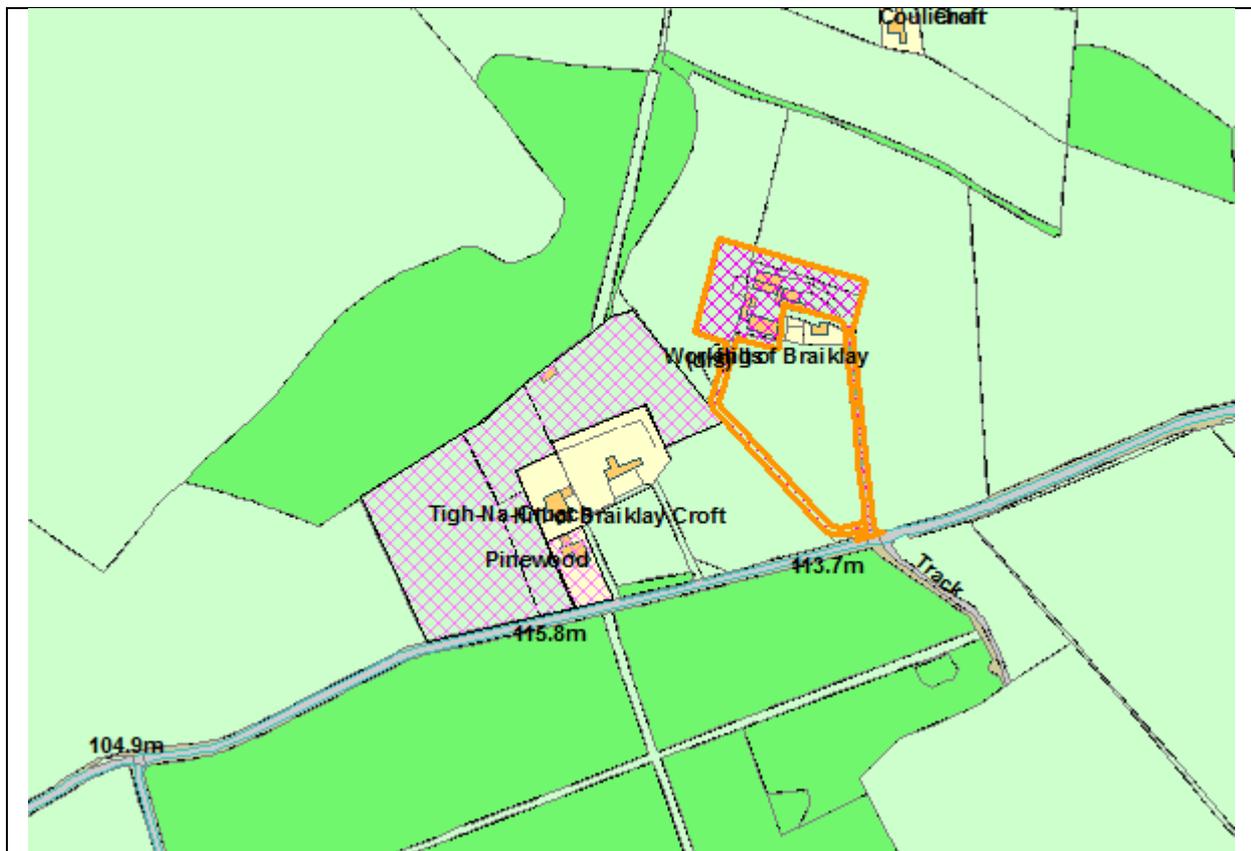


Formartine Area Committee Report - 25 September 2018

Reference No: APP/2018/1374

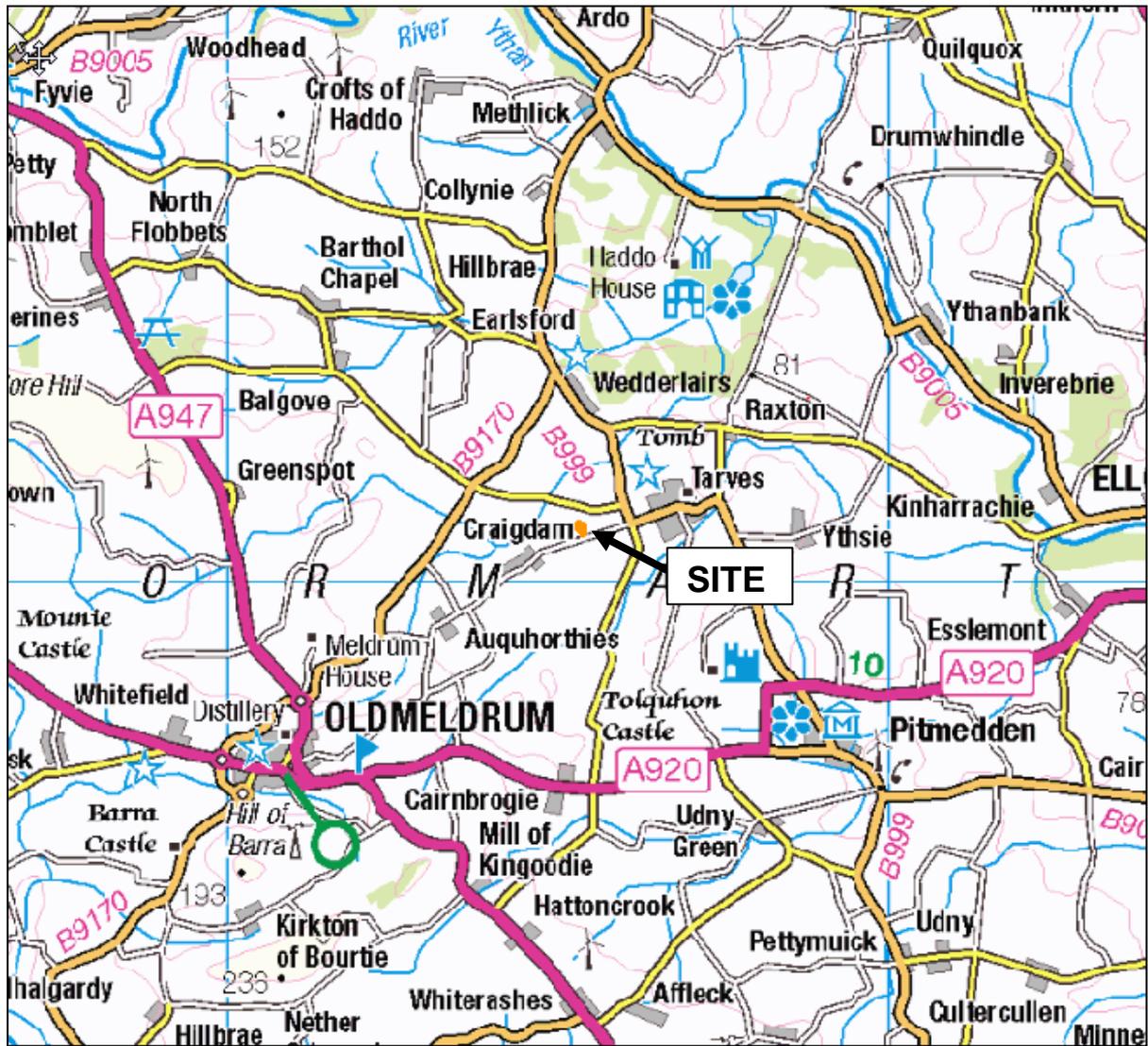
**Full Planning Permission for Erection of 3 Dwellinghouses at Hill of Braiklay,
Tarves, Aberdeenshire, AB41 7NS**

Applicant:	Ms Fiona Harris Smith
Agent:	Rachael Taylor
Grid Ref:	E:385334 N:830821
Ward No. and Name:	Mid-Formartine
Application Type:	Full Planning Permission
Representations:	1
Consultations:	7
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	AHMA
Complies with Development Plans:	Yes
Main Recommendation:	Delegated Grant



NOT TO SCALE

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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.3.1g of Part 2C Planning Delegations of the Scheme of Governance as there is an unresolved objection from a consultee.
- 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 This application seeks full planning permission for the erection of 3 dwellinghouses at Hill of Braiklay, Tarves. The site currently comprises disused farm buildings which are set in a rural area and are located within the Aberdeen Housing Market Area. The access is sited approximately 127 metres from the Tarves to Craigdam Road (refer to Appendices 1 & 2).
- 2.2 Plot 1 is to be located to the west of the original farmhouse and would have its own private access which would run around the boundary of the field to the front of the farmhouse and link up with the existing access track to the farmhouse. Whilst Plot 2 would be located north-west and Plot 3 would be immediately north of the Hill of Braiklay Farmhouse. Access to Plots 2 & 3 would use the existing track for the farmhouse.
- 2.3 The dwellinghouses would be as follows:
 - Plot 1 (Appendix 3) would be east facing and have a ground floor area of approximately 136sqm (excluding the garage), would sit approximately 7m high and would be split level. There is a gentle gradient falling to the north and this is addressed in the design response with the split level design. The proposed materials would include a natural slate roof, smooth white render walls, larch fascia board, galvanised rainwater goods, aluminium clad timber windows & doors and have a natural drystone wall capped with slate sill on the sitting room & family room.
 - Plot 2 (Appendix 4) would be south facing and have a ground floor area of 120sqm, would be approximately 7m high to ridge height and would again be split level. This would have an attached single garage. There is also a shallow gradient to the north and this is again dealt with in the internal level change. The materials would match those of Plots 1 & 3.
 - Plot 3 (Appendix 5) would be north east facing and have a ground floor area of 128sqm, would be approximately 7m high to ridge height. This would have a detached single garage measuring 24sqm. The material would match those of Plot 1 & 2.
- 2.4 It is proposed to connect to the public water supply. It is proposed to install individual private sewage treatment systems to serve the proposed dwellinghouses as well as sub-surface stone-filled soakaways (infiltration

system) for the discharge of foul waters from a Package Sewage Treatment Plant (PSTP) directly to the ground. Surface Water disposal will be via infiltration trenches to the ground. Both will accord with the Drainage Impact Assessment by S A McGregor dated 28 August 2018.

2.5 Relevant Planning History

APP/2017/1968 - Alterations and Extension to Farmhouse, incl. change of use of field portion to domestic garden ground approved on 20th November, 2017.

2.6 Supporting Information

- Design Statement by Rachael Walker Architects dated June 2018
- Bat Survey Report by Black Hill Ecology Ltd carried out in June 2018
- Method Statement by Black Hill Ecology Ltd dated July 2018
- Ground Assessment & Drainage Recommendation Report by S.A. McGregor dated 28th August 2018

2.7 Variations and Amendments

None

3. Representations

3.1 A total of 1 valid representation (1 objection) has been received as defined in the Scheme of Governance. All issues raised have been considered. The letter raises the following material issues:

- *Plots 2 & 3 would directly overlook objector's property and garden which is positioned almost directly north of Hill of Braiklay, due to orientation of proposed properties and windows.*
- *All three plots extend outwith the existing footprint of steadings and sheds and is therefore a new build development, part of which is in an existing agricultural field. The proposed development area currently comprises a mix of modern styled sheds and outbuildings alongside the dilapidated buildings.*
- *Three new-build modern houses would not be in keeping with the character of the area. General view from objector's property is of rural farming dwellings / cottages.*

4. Consultations

4.1 **Business Services (Developer Obligations)** a contribution is due for Meldrum Academy which the applicant has agreed to pay.

4.2 **Infrastructure Services (Contaminated Land)** advise that, following the submission of additional information, there is no indication of any past use which might have caused contamination because of the variety of potentially contaminative issues associated with farming.

- 4.3 **Infrastructure Services (Environmental Health)** the service has no objection to the approval of this application.
- 4.4 **Infrastructure Services (Roads Development)** does not object to this application subject to requested conditions and informatives being attached. It should be noted however, that the proposed vehicular access, in particular the first 5m measured from the edge of the public road, will be serving 4 houses including the above proposed development. Should further development be served by the proposed vehicular access, it would be required to be upgraded to an adoptable standard.
- 4.5 **Scottish Natural Heritage (SNH)** based on the information currently available and providing that all measures outlined in the bat survey report are adhered to, it is likely that the tests would be met and therefore that a licence would be granted.
- 4.6 **Scottish Water** at the time of writing this report no response was received.
- 4.7 **Tarves Community Council** have made the following comments:
- Considered that the LDP does not support this scale of development in a rural setting, the proposal being over development of this rural site.
 - Loss of agricultural land for new road not justified
 - Urban design inappropriate next to traditional farmhouse
 - Proposed use of untreated linings is not appropriate and will detract from the existing stone built vernacular farmhouse.
 - Site not well connected for travel other than by car given the narrow public road that serves the site has no pavement and is fairly steep with poor visibility in places.
 - Existing site plan misleading as it shows a road across the field branching off the Hill of Braiklay access road. Aerial photograph in Design Statement shows the field and site in reality.
 - Application form states that there is not to be provision made for sustainable drainage of surface water and there are no plans available showing any drainage information. The drainage information should be made public and SUDS are a basic requirement.
 - New access road not included in application.

The Community Council's comments are attached to this report as Appendix 6.

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 R2 Housing and employment development elsewhere in the countryside
Policy E1 Natural heritage
Policy E2 Landscape
Policy P4 Hazardous and potentially polluting developments and contaminated land
Policy C1 Using resources in buildings
Policy RD1 Providing suitable services
Policy RD2 Developers' obligations

5.4 Other Material Considerations

None

6. Discussion

- 6.1 The main consideration with this application is whether the principle of development for 3 dwellinghouses can be established against Policy R2

Housing and employment development elsewhere in the countryside and the likely impact on the character and amenity of the surrounding area.

- 6.2 Policy R2 allows for either the replacement, on the same site, of a disused building or the remediation of redundant brownfield land opportunities with small scale development. For housing, small scale is defined as up to 3 units. As this proposal seeks to replace a number of redundant farm buildings with 3 dwellinghouses, this is considered to be small scale. The proposed dwellinghouses on Plots 2 & 3 are located on part of the same footprint as the redundant farm buildings. While it is acknowledged that only part of Plot 1 is positioned directly over the footprint of part of the redundant farm building, it is considered to be within the general farm complex.
- 6.3 Each of the proposed dwellinghouses have been individually designed to the landscape, for example the split levels that have been incorporated into the design of houses proposed for Plots 1 & 2. Modern designs are welcomed and it is considered that the proposed list of materials which include traditional natural slate and drystone walling, corrugated sheet metal, light colour render and timber cladding are all acceptable and create a balance between traditional and modern. In terms of the scale and design of the proposed houses, the proportions of the design reflect the scales of vernacular rural buildings by avoiding wide gables, top heavy roofs and elongated ridge lines. It is considered that such an approach very much reflects the Scottish Government's aim for improved designs. The development has been carefully considered in terms of its setting and location and avoids a standard urban form of development which is supported by the principles set out in both National and Local Policies.
- 6.4 Plots 2 & 3 would be accessed using the existing access to Hill of Braiklay, however Plot 1 proposes to create a new access which would lead off the existing access and run along the boundary of the paddock to the south. It is due to the topography of the site that the proposed access to Plot 1 has been created independently. Although this encroaches into the paddock to the south, it has been done sympathetically by ensuring it runs along the boundary of the field thereby limiting its visual impact. The Roads Service have no objection to the proposal as long as requested conditions and informatives are attached.
- 6.5 The nearest houses are located to the west, at least 43 metres away from the application red line which is considered a reasonable distance and would not create any overlooking between neighbouring properties. A letter of objection was received from the neighbour to the north. However this property is approximately 150m from the site, a substantial distance and one which is considered well beyond what could reasonably contribute to overlooking.
- 6.6 The proposed change of use of the area of land to the west of the outbuildings is considered acceptable and would allow for a better level of amenity for the proposed three plots. Evidence points to the fact that there were small enclosures to the west of the farm buildings for some form of agricultural use- perhaps for hens or pigs. Regardless of the existing and previous use, it is

considered acceptable to allow the plots to encroach into this small area to allow a better layout for the development. All the houses share a part of their footprint with the buildings to be removed. Taking the above into consideration it is considered that the proposal meets the requirement of Policy P1 Layout, siting and design.

- 6.7 Scottish Natural Heritage have been consulted and they are satisfied that as long as all measures outlined in the bat survey report are adhered to, that it is likely that the tests would be met and that a licence would likely be granted. A condition and informative have been attached to this is carried out. It is therefore considered that the proposal accords with Policy E1 Natural heritage.
- 6.8 Contaminated Land had requested further information from the agent on the activities undertaken on the site which have since been submitted. As a result there was no indication of any past use which might have caused contamination. This complies with Policy P4.
- 6.9 Developer obligations have advised that a contribution is due for Meldrum Academy which the applicant has agreed to pay and therefore complies with Policy RD2.
- 6.10 A condition has been attached to ensure that an Energy Statement is submitted which complies with Policy RD1.
- 6.11 Roads Development have no objections to the proposed access and parking arrangements which are deemed acceptable subject to conditions. The proposed foul and surface water disposal arrangements are considered acceptable. The necessary information has been included within a drainage statement undertaken by a certified engineer. The applicant is proposing to connect to the public water supply which is the preferred arrangement of the Planning Service. Overall, the proposed servicing details are considered compliant with Policy RD1 Providing suitable services.
- 6.12 In relation to the letter of representation it is considered that the concerns have been raised within the report.
- 6.13 The proposal is of a high quality design that takes into consideration the topography and uniqueness of the site. There are no implications in terms of effect upon the amenity of any other dwellinghouses due to the distance between them. Access and drainage are considered acceptable. The proposal will not have a negative impact on the neighbouring Hill of Braiklay farmhouse. The application is compliant with the relevant policies from the 2017 Aberdeenshire Local Development Plan.

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. Implications and Risk

- 8.1 An equality impact assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.
- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

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

None

- 10.3 The application is not a Departure from the Local Development Plan or the Strategic Development Plan and no departure procedures apply.
- 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 That authority to GRANT be delegated to the Head of Planning and Building Standards subject to:-

- 1. The Conclusion of Developer Obligations; and**
- 2. The following conditions:**

01. Prior to first occupation of the development hereby approved the vehicular access shall be provided in accordance with the approved plans and to include the following, which shall thereafter remain in perpetuity:
- a) the first 5 metres of the access road, measured from the back of the public road, and the lay-by shall be surfaced in bituminous material, and the gradient shall not exceed 1:20 over the first 5 metres;
 - b) off street parking for 3 cars in each plot, surfaced in hard standing materials must be provided within the site;
 - c) a lay-by measuring 8.0m x 2.5m with 45 degree splays to be formed on frontage of the site & the proposed vehicular access to be taken via this. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development;
 - d) visibility splays measuring 2.4m x 120m to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level;
 - e) the refuse bin uplift store area must be constructed behind any visibility splay so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from being windblown.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

02. The development hereby approved must be carried out in strict accordance with the Species Protection Plan - Hill of Braiklay Steadings, Tarves - Method Statement dated July 2018, and the identified compensation roost shall remain in perpetuity thereafter, unless otherwise approved in writing by the Planning Authority.

Reason: To ensure that the proposal is appropriately carried out and the identified mitigation measures in association with works affecting a European Protected Species.

03. No works in connection with the development hereby approved shall commence unless details of the proposed means of enclosure to be erected around the boundary of the sites have been submitted to and approved in writing by the Planning Authority. The development 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 properties/the occupants of the approved development and the visual amenities of the area.

04. 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 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.

05. 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.

06. The dwellinghouses 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 Ground Assessment & Drainage Recommendation Report by S.A. McGregor dated 28th August 2018. 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. 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 and proposed finished levels;
- b) The location of new trees, shrubs, hedges, grassed areas and water features;
- 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, 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.

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.

11.2 Reason for Decision

- 01. The proposal is of a high quality design that takes into consideration the topography and uniqueness of the site. There are no implications in terms of effect upon the amenity of any other dwellinghouses due to the distance between them. Access and drainage are considered acceptable. The proposal will not have a negative impact on the neighbouring Hill of Braiklay farmhouse. The application is compliant with the relevant policies from the 2017 Aberdeenshire Local Development Plan.

For noting:-

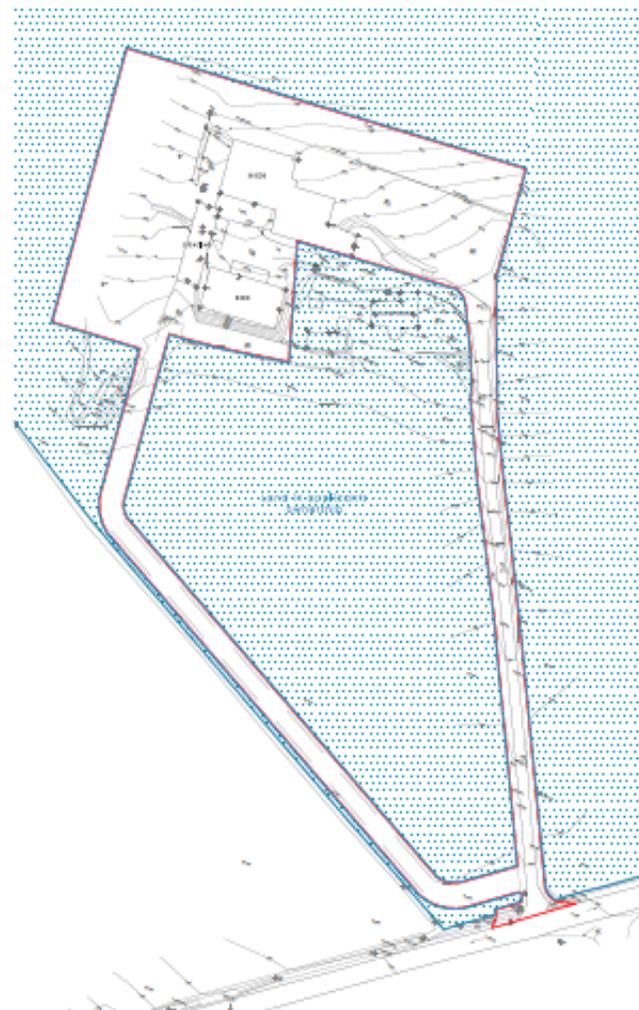
Part 2C (Planning Delegations) states at Section C.3.2b for Local Development, that following consultation with the Chair and Vice-Chair of the determining Committee, the Head of Planning and Building Standards can refuse planning applications for which Section 75 Agreements are not completed or Developer Obligations are not paid within four months from the date of the Committee at which the application is determined. Local Ward Members shall be notified of any such refusal.

Please note that this power may be exercised in respect of the application which is the subject of this report if the application is approved by the Committee.”

Stephen Archer
Director of Infrastructure Services
Author of Report: Jennifer Chalmers
Report Date: 6 September 2018



LOCATION PLAN
Nts



EXISTING SITE PLAN
Scale 1:1000



PLANNING

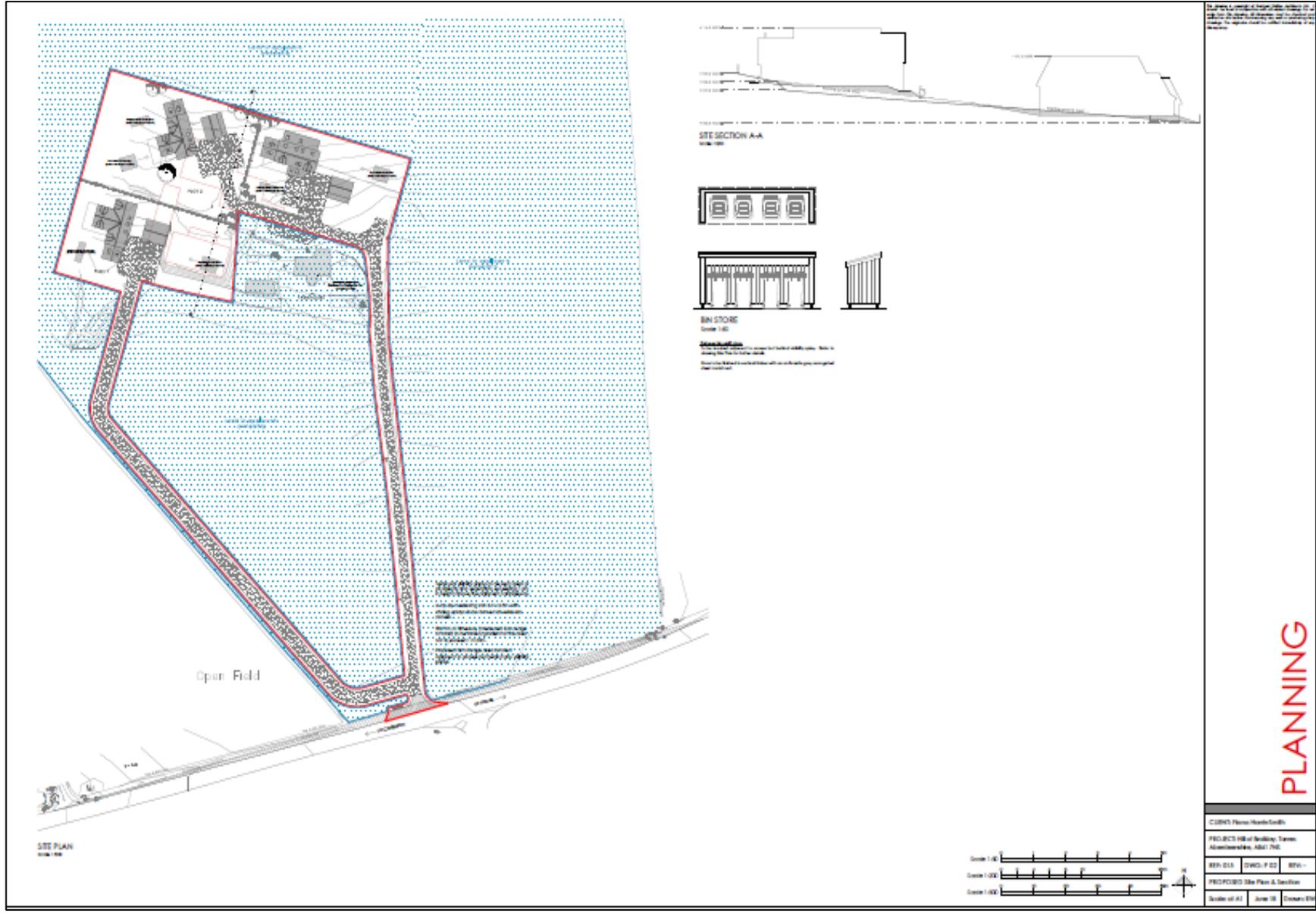
CLIENT: Fiona Harris-Smith

PROJECT: Hill of Braikley, Tarves
Aberdeenshire, AB41 7NS

REF: 015	DWG: P 01	REV: -
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EXISTING Location & Site Plan

Scale: 1-1000	June 18	Drawn: RW
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Plot 1

The architectural drawings for Plot 1 consist of the following elements:

- Floor Plans:**
 - GROUND FLOOR (Scale 1:100):** Shows a kitchen, dining area, living area, two bedrooms (Bedroom 4 and Bedroom 2), a bathroom, a central hall, and a garage (20' x 30' x 10').
 - FIRST FLOOR (Scale 1:100):** Shows a master bedroom, a study, a bathroom, and two more bedrooms (Bedroom 1 and Bedroom 3).
- Elevations (Scale 1:100):**
 - SOUTH WEST ELEVATION:** Shows the front facade with a gabled roof, a large window, and a garage.
 - NORTH WEST ELEVATION:** Shows the side facade with a gabled roof, a large window, and a garage. Includes callouts for: '100mm insulation', '100mm render', '100mm brickwork', '100mm brickwork', '100mm brickwork', and '100mm brickwork'.
 - NORTH EAST ELEVATION:** Shows the side facade with a gabled roof, a large window, and a garage.
 - SOUTH EAST ELEVATION:** Shows the front facade with a gabled roof, a large window, and a garage. Includes callouts for: '100mm insulation', '100mm render', '100mm brickwork', and '100mm brickwork'.
- Scale 1:100:** A graphical scale bar is provided at the bottom right of the elevation section.
- Orientation:** A north arrow is located at the bottom right of the elevation section.
- Notes:** A note at the top right of the drawing area states: "The architect's drawings are intended to provide a visual representation of the proposed development. They are not to be used for any other purpose without the written consent of the architect." and "The architect is not responsible for any errors or omissions in the drawings or for any damage or loss of any kind resulting from the use of the drawings.".

PLANNING

CLIENT: Fiona Harris-Smith		
PROJECT: Hill of Brinkley, Torves, Aberdeenshire, AB41 7NS		
REF: 015	DWG: P.02	REV: -
PROPOSED Plot 1		
Scale: 1:100	June 18	Drawn: RW

Plot 2

GROUND FLOOR
12012 (excluding garage)

FIRST FLOOR
7912

SOUTH WEST ELEVATION
Scale 1:100

NORTH WEST ELEVATION
Scale 1:100

SOUTH EAST ELEVATION
Scale 1:100

NORTH EAST ELEVATION
Scale 1:100

Scale 1:100

PLANNING

CLIENT: Fiona Harris-Smith
PROJECT: Hill of Brakley, Tarves
Aberdeenshire, AB41 7HG
REF: 015 DWG: P 04 REV: -
PROPOSED Plot 2
Scale: 1:100 June 18 Drawn: RW

Plot 3

GROUND FLOOR
1:100

FIRST FLOOR
1:100

GARAGE FLOOR PLAN
1:100

SOUTH WEST ELEVATION
Scale 1:100

NORTH WEST ELEVATION
Scale 1:100

SOUTH EAST ELEVATION
Scale 1:100

NORTH EAST ELEVATION
Scale 1:100

NORTH WEST ELEVATION
Scale 1:100

NORTH EAST ELEVATION
Scale 1:100

SOUTH WEST ELEVATION
Scale 1:100

SOUTH EAST ELEVATION
Scale 1:100

Scale 1:100

CLIENT: Fiona Harris-Smith
PROJECT: HB of Brakley, Tarves
Aberdeenshire, AB41 7NS
REF: 015 DWG: P 02 REV: -
PROPOSED Plot 3
Scale: 1:100 June 18 Drawn: RW

PLANNING

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APP/2018/1374

Appendix 6

Tarves Community Council

Community Council Postbox
Tarves Post Office
The Square
Tarves
AB41 7GX
13th July 2018

Aberdeenshire Council
P. & B. S. Formartine Area
By email

Dear Sir/Madam

APP/2018/1374 Erection of 3 Dwellinghouses at Hill of Braiklay, Tarves.

Members discussed this application and resolved to object to the proposal for the following reasons.

It is considered that the current LDP does not support this scale of development in a rural setting, the proposal being over development of this rural site. The loss of the agricultural land for the new road is not justified and urban designs are inappropriate next to the traditional Farmhouse and the. Likewise, the proposed use of untreated timber linings is not appropriate and will detract from the existing stone built vernacular Farmhouse.

It is acknowledged that in previous Local Plan periods this scale of development has been permitted however it is our view that the spirit of the current LDP no longer supports this.

The site is not well connected for travel other than by car given that the narrow public road that serves the site has no pavement and is fairly steep with poor visibility in places.

The "existing" site plan submitted with the application (DWG P 01) shows a road across the field branching off the Hill of Braiklay access road. This is not correct and is misleading. The aerial photograph included in the Design statement shows the field and site in reality.

The application form states that there is not to be provision made for sustainable drainage of surface water and there are no plans available showing any drainage information. The drainage information should be made public and SUDS are a basic requirement. The new access road is not included in the application.

Yours on behalf of the Community Council

Robert P. Davidson

Chairman.

Comments for Planning Application APP/2018/1374

Application Summary

Application Number: APP/2018/1374

Address: Hill Of Braiklay Tarves Aberdeenshire AB41 7NS

Proposal: Erection of 3 Dwellinghouses

Case Officer: Jennifer Chalmers

Customer Details

Name: Mrs Louise Mitchell

Address: Couliehair Tarves Aberdeenshire

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a neighbouring property of Hill of Braiklay, we object to this application based on the points summarised below:

- Plots 2 and 3 would directly overlook our property which is positioned almost directly North of Hill of Braiklay. They are also at higher level; therefore looking directly down into our private garden and lounge windows. Plot 2 has been turned at an angle to provide privacy to Plot 1, however it now would overlook our property even more so. Currently, we are only overlooked by Hill of Braiklay Farm House which has no significant north-facing windows.
- All three plots extend out-with the existing footprint of steadings and sheds and is therefore a new build development, part of which is in an existing agricultural field. Contrary to the planning application, the proposed development area currently comprises a mix of modern styled sheds and outbuildings alongside the dilapidated buildings as stated.
- Currently, there is another planning application submitted for 113 new dwellinghouses on the OP1 site which is approximately half a mile east of Hill of Braiklay. There are also a number of homes for sale within the village with little interest shown at present, the area is currently awash with large executive-style homes for sale.
- Three new-build modern houses would not be in keeping with the character of the area. The general view from our property is of rural farming dwellings/cottages.

We have been advised that any new build on existing greenbelt/farming land requires justification in order to obtain planning permission. Valid justification would be dwellings for farm workers, employed family members, etc. There would appear to be no justification for development at Braiklay other than property development for the sake of profit.

Surely if this development is allowed to go ahead, it sets a precedent for other land owners in the

immediate area, myself included, to press ahead with planning applications for significant housing developments on our land. If this development was to go ahead, what is to stop the applicant from applying to build further houses on the land at a later date?

If the applicant was looking to improve the existing site at Braiklay, i.e. convert the existing steading, we would have no objection. However, three new-build executive style homes in addition to upgrading the existing farmhouse, built on agricultural land, with no obvious justification is unacceptable.