

**ABERDEENSHIRE COUNCIL**

**BUCHAN AREA COMMITTEE**

**BUCHAN HOUSE, PETERHEAD, 26<sup>TH</sup> FEBRUARY 2019**

**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 Councillor I Sutherland

**Officers:** Chris White, Buchan Area Manager (Business Services); Iain Meredith, Senior Solicitor - Governance (Business Services); Sally Wood, Senior Planner (Infrastructure Services); Philip Leiper, Roads and Landscape Service Manager (Infrastructure Services); Stewart Ingram, Principal Roads Engineer (Infrastructure Services); Audrey Michie, Strategic Town Centres Executive (Infrastructure Services); Irina Birnie, Team Leader (Environment North) (Infrastructure Services); Annette Johnston, Tackling Poverty and Inequalities Co-ordinator (Business Services); and Theresa Wood, Area Committee Officer (Business Services)

**PRIDE OF BUCHAN AWARD – PC MATHEW MCKAY (NORTH EAST DIVISION)**

The Chairman advised the Committee that Police Constable Mathew McKay, who works within the Buchan Community Policing Team in Peterhead, had recently been tasked with making an impact on the high levels of antisocial behaviour in the town centre. Mathew achieved hugely positive outcomes, and through his dedication and diligence he secured the 'Probationer of the Year Award' at the Police Scotland Excellence Awards.

The Committee **agreed** that this was an incredible achievement, and that Mathew should be presented with a Pride of Buchan Award.

**1. DECLARATIONS OF MEMBERS' INTERESTS**

The Chairman asked Members if they had any interests to declare in terms of the Councillors Code of Conduct –

- (1) Councillor I Sutherland declared an interest in Items 5 and 6 by virtue of his role as BID Manager, and advised that he would leave the meeting for both items and take no part in the discussion of these reports

**2. 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

### 3. MINUTE OF MEETING OF 5<sup>TH</sup> FEBRUARY 2019

The Minute of the Meeting of 5<sup>th</sup> February 2019 had been circulated and was **approved**.

### 4. NEW PLANNING APPLICATION

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

- (a) APP/2018/2911 Full Planning Permission for Erection of Dwellinghouse (Change of House Type and Sub-Division of Plot 5 to create 2 Dwellinghouses of Planning Permission Reference APP/2017/2808) at Cheverton, Stuartfield

### 5. CHAPEL STREET, PETERHEAD – REVIEW OF TRAFFIC MANAGEMENT ORDER

A report by the Director of Infrastructure Services had been circulated recommending that the Committee agree that a Member/Officer Working Group be set-up to review traffic management on Chapel Street, Peterhead. Attached to the report were responses and observations received from stakeholders since the reintroduction of traffic on Chapel Street.

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

- (1) that a Member/Officer Working Group be set-up to undertake a review of traffic management on Chapel Street, Peterhead, and that the Member/Officer Working Group reports its findings to the Buchan Area Committee,
- (2) that the Member/Officer Working Group include three Members from the Buchan Area Committee as follows (a) the Chairman, (b) one administration Member – Councillor D Beagrie, and (c) one opposition Member – Councillor A Allan, and that substitutes be permitted as necessary,
- (3) having considered the responses received from stakeholders, that the Member/Officer Working Group consider the following issues -
  - (a) the re-introduction of the previous traffic order not allowing traffic onto Chapel Street,
  - (b) to continue with the current conditions of the Traffic Order as detailed in Appendices 2 and 3 attached to the report,
  - (c) the provision of cyclists on all routes within the town centre,
  - (d) the provision of a taxi rank in Queen Street from 10pm to 4am from 'Just Right Sports' to 'Mambos Bar',

- (e) to review and re-write the current Traffic Order to make sure the restrictions are clear for them to be implemented,
  - (f) to promote the use of loading and disabled bays on Marischal Street to alleviate problems of parked vehicles on Chapel Street, and
  - (g) to review the position of the bus stops
- (4) that the Member/Officer Working Group provide the Buchan Area Committee with an interim report in August 2019, and
- (5) that the Member/Officer Working Group endeavour to conclude its business, including consultation periods, within 12 months

## 6. SEAGULL CONTROL FOR PETERHEAD TOWN CENTRE

A report by the Director of Infrastructure Services had been circulated asking the Committee to approve a grant to continue the egg removal control programme over the next two years to include the town centre and defined BID area within Peterhead.

The Committee **agreed** to approve a grant of £12,800 to Rediscover Peterhead Ltd for the final two years of town centre seagull control.

## 7. HISTORIC ASSET MANAGEMENT PROJECT ANNUAL UPDATE

A report by the Director of Infrastructure Services had been circulated providing the Committee with an annual update on the Historic Asset Management Project (HAMP). The Committee was asked to provide comment to the Infrastructure Services Committee.

Having considered the content of the report, the Committee **agreed** to provide the following comments to Infrastructure Services Committee:-

- (1) that the Buchan Area Committee continues to support the approach taken by the Historic Asset Management Project,
- (2) having agreed the importance of Aberdeenshire's historic assets to our local communities, that annual updates should continue to be reported to Area Committee Meetings; however, in the event that the decision is taken that annual updates are reported via the Council's Ward Pages, that an email be issued to Members at appropriate times advising accordingly,
- (3) to recommend that where works are required to an operational Church, that the Council should actively seek a contribution towards the works from the custodians of the Church,
- (4) to recommend that where works are required for the upkeep of memorials etc, that where connected families are still extant that the Council should actively seek a contribution towards the works from the family extant,
- (5) to request that Officers add the listed Marshall Keith Statue, situated within Peterhead, to the list of repair projects, and having considered the required works and having liaised with Historic Scotland, that Officers report back to local Members what works are to be undertaken and when,

- (6) to request that Officers add St Fergus Church to the list of repair projects, having been advised that there is a marked deterioration on the walls of the church, and
- (7) to request that the list of works, as prioritised, be made publically available

Having been advised that Bishops Bridge, Cruden Bay, is still operational, the Committee **agreed** to request an update from Officers with regard to the works to be undertaken following a collision on the bridge.

## **8. ABERDEENSHIRE CHARITIES TRUST (ACT2) – FINANCIAL MANAGEMENT**

A report by the Director of Business Services had been circulated advising that at a meeting of the ACT2 Committee, in September 2018, Officers advised that Area Committees would be asked to review the maximum and minimum awards, as well as the split between Capital and Revenue for the ACT2 budgets.

Having noted the maximum and minimum thresholds and the split of ward balances, the Committee **agreed**:-

- (1) that the maximum and minimum thresholds are still appropriate,
- (2) that the split of ward balances between Capital and Revenue are still appropriate, and
- (3) to receive a report to review the thresholds and Capital and Revenue splits following the next review of ACT2 by the ACT2 Committee

## **9. REDUCING CHILD POVERTY IN ABERDEENSHIRE 2019**

A report by the Director of Business Services had been circulated advising that The Scottish Government has explicitly stated a commitment to ending child poverty and the Child Poverty (Scotland) Act 2017 puts a statutory requirement on it to reduce the number of children who live in poverty. The Act also places a statutory duty on local authorities and health boards to jointly prepare and submit to the Scottish Government an annual 'Local Child Poverty Action Report'. The Committee was asked for their comments on the Action Plan.

Having considered the Action Plan, the Committee **agreed** to make the following comments to Full Council:-

- (1) to welcome and thank Officers for such a comprehensive report,
- (2) whilst acknowledging the work that has been and is being undertaken, to highlight that more needs to be done now, and much faster, to minimise the costs of the school day by maximising the uptake of free school meals and school clothing grants (as per Action 1.3 of the Plan); consideration should be given to making information more accessible in multi-languages via websites and social media, more support being made available to organisations already engaged with families, such as MODO, and highlighting the importance of 'eating well' and the contribution this makes towards a child's learning,
- (3) to note that there appears to be a low uptake of help available within Central School, Peterhead, and to request that Officers liaise with colleagues in Education to address this,

- (4) to request that Officers ensure that eligible families are aware of the Scottish Government Best Start Grant and how they can access the Scottish Governments Healthy Start Vouchers (Action 1.4.3), and that the detail of these schemes be made available to local Members, including the Best Start Grant which is a pilot scheme ongoing within Peterhead,
- (5) in respect of Action 2.2, to explore opportunities to secure necessary funding to develop a community based and run financial institution, that Officers continue to have discussions with Grampian Credit Union regarding their potential involvement; having highlighted that this work should cover Buchan as a whole, that Officers be supported to develop alternative networks, within local Libraries for example, to develop new institutions,
- (6) having been advised that New Pitsligo faces particular difficulties in not being able to access services, to request that Officers give in-depth consideration to the problems faced by New Pitsligo's residents and consider what could be done to benefit the community,
- (7) in respect of local foodbanks, that Officers consider if further help can be given by ensuring that these facilities have the necessary equipment, such as fridges and freezers, that they need, and
- (8) to request that Officers advise local Members what has been put in-place following the closure of Compass Point, within Peterhead

## APPENDIX A

### NEW PLANNING APPLICATION

- (a) **Full Planning Permission for Erection of Dwellinghouse (Change of House Type and Sub Division of Plot 5 to create 2 Dwellinghouses of Planning Permission Reference APP/2017/2808) at Cheverton, Stuartfield**  
For: Claymore Homes, Aden Business Park, Newlands Road, Mintlaw  
**Reference No: APP/2018/2911**

In terms of Standing Order 6.5, the Area Manager had received a request to address the Committee in relation to this application from the Applicant, Mr Chris Forman for Claymore Homes.

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

The Committee first heard from the Senior Planner who reminded Members that the proposed development is, in the opinion of the Head of Planning and Building Standards, in significant conflict with Aberdeenshire Local Development Plan 2017, Policy R2 Housing and employment development elsewhere in the countryside, and if the Committee is minded to approve then the application will have to be referred to Infrastructure Services Committee.

The Committee then heard from Mr Forman –

“As explained, this plot already has detailed approval for a single one and a half storey large 5 bedroom dwelling that was approved under application APP/2017/2808.

Although not a planning issue or consideration, the reason for the change of house type and application for 2 semi-detached units is due to market conditions. These properties will fall into the “Help to buy” bracket, so will allow people with new families in the village trying to get onto the property ladder, or would ideally suit people within the village who are looking to retire and downsize into a single storey dwelling.

Although there is an increase in units within this site, it would be deemed different from a standalone new dwellinghouse as there is already a presence on site of the neighbouring dwellings within the development. The additional unit would also help contribute to the school extension funding through the developer obligations contribution.

The style of the dwellings are in-keeping with the neighbouring properties and are the same house type as the established neighbouring plot 4A and B. The existing plot 5 is of a large scale and can accommodate the additional unit without overdevelopment of this site, is fitting with the development and has no detrimental impact to any of the surroundings nor the neighbouring properties.

I would like to draw the Committee’s attention to the numbering of the 10 approved applications under the 2017 LDP under Policy R2. Included in these numbers are 2 applications that were already approved in outline under the 2012 LDP. APP/2015/2425 & APP/2015/3888 for outline permission for erection of dwellinghouses were both granted approval under the 2012 LDP, yet these have been counted again under the 2017 LDP when detailed applications have been submitted. Although there have been differences in the boundaries for these applications, the principle of erection of these dwellinghouses are still within the initial boundaries, after all that is the purpose of a Planning in Principle application.

Therefore, these should not be included in the 2017 LDP, which would make the current approved applications 8, allowing further development within Stuartfield settlement.”

Having heard from the Applicant, the Committee unanimously **agreed** that being minded to Grant Full Planning Permission that the application be referred to the Infrastructure Services Committee on the basis that to erect two three-bedroomed houses instead of one five-bedroomed house on the same footprint fits the requirements of the local community better.