



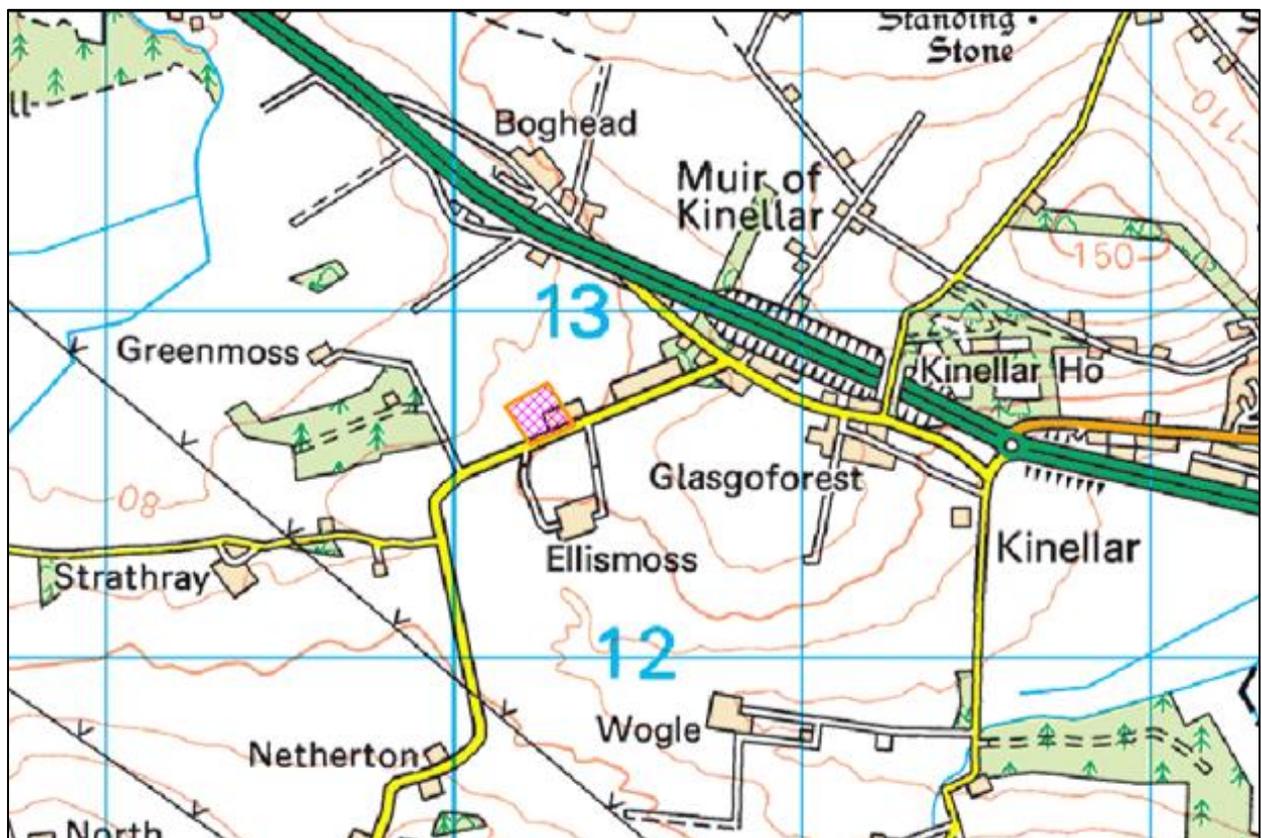
Garioch Area Committee Report – 25 June 2019

Reference No: APP/2019/0767

Full Planning Permission for Change of Use of Agricultural Ground to Use Class 6 (Industrial Storage), Birchwood, Kinellar, Blackburn, Aberdeenshire AB21 0SH

Applicant: Mr J Stewart, Ram Tubulars Scotland Ltd
Agent: Ken Mathieson Architectural Design Ltd

Grid Ref:	E: 380245 N: 812705
Ward No. and Name:	W12 - East Garioch
Application Type:	Full Planning Permission
Representations:	20
Consultations:	3
Relevant Proposals Map:	Countryside, Aberdeen HMA, Central
Designations:	Wooded Estates
Complies with Development Plans:	No
Main Recommendation:	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.8.1 of Part 2A List of Committee Powers and Section C.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report; their comments are incorporated within the report and they 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 change of use of agricultural ground to use class 6 (Industrial Storage) for an extension the existing specialist recycling service at RAM Tubulars, Birchwood Industrial Estate, Kinellar. The application site is located within the Aberdeen Housing Market Area (AHMA) to the northern side of the Kinellar to Garlogie road and approximately 400m south west of the A96. The site is predominantly agricultural land. In the south east corner of the site and along the southern boundary of the site is Woodside Croft, a detached dwelling. To the immediate east of Woodside Croft is a cleared area of land that was previously occupied by a steading. The dwelling is within the applicant's ownership and is understood is not currently occupied and until recently the steading was utilised as part of the recycling operations. To the north, south and west of the application site is open agricultural land. To the immediate east of the site is an existing storage yard which has industrial fencing and landscaping to the boundaries. The storage yard was granted planning permission in 2015 (APP/2014/3601) for class 6 storage. It was originally intended that the yard would be fully utilised for storage. However, since then the Planning Service has been advised that the pipe cleaning and inspection element of the business has taken off and applications were granted in 2018 to erect a building for cleaning and inspection of pipes (APP/2018/0385 and APP/2018/1590).
- 2.2 Due to the neighbouring site being utilised for the pipe cleaning and inspection element of the operation and the continued growth of the business, there is now a need for the application site to be utilised for storage purposes. The application site extends to 1.9ha in size. It is proposed to demolish Woodside Croft and form a 4m wide landscaping bund to the south, west and north boundaries. The existing mature trees surrounding Woodside Croft will be retained. Further trees outwith the application site to the immediate west of the site along the unclassified road will also be retained. Within the landscaping bund a 1.8m high palisade security fence, to match the existing fencing on the neighbouring site to the east, will be erected. The existing eastern boundary bund and enclosure will be partially utilised and a new access from the existing site to the east formed. It is proposed to use the site for open storage of pipes and storage of pipes in containers. The site will be levelled and hardcored. No connection to a water supply is required and provision onsite has been made for drainage. No direct access to the unclassified road to the south of the site is proposed.

2.3 There is no planning history related to the application site. There are recent applications on the site to the immediate east.

- APP/2014/3601, Full Planning Permission, Change of Use of Ground to Storage / Industrial, Approved March 2015
- APP/2018/0385, Full Planning Permission, Erection of Store, Approved April 2018
- APP/2018/1590, Full Planning Permission, Erection of Store (Change to Footprint to Planning Permission Reference APP/2018/0385), Approved August 2018

2.4 A range of supporting information has been submitted with the application:

- A Drainage Impact Assessment has been prepared by Cameron and Ross, dated April 2019
- An Environmental Walkover Survey has been prepared by Astell Associates, dated April 2019
- A Tree Report has been prepared by Astell Associates, dated April 2019
- A Visual Appraisal has been prepared by Astell Associates, dated April 2019
- A Market Assessment Report has been prepared by Graham and Sibbald, dated March 2019
- A Planning Design and Access Statement has been prepared by Suller and Clark

3. Representations

3.1 A total of 20 valid representations (in support) have been received as defined in the Scheme of Governance. All issues raised have been considered. The letters raise the following material issues:

- *Sustaining and providing additional local employment;*
- *Approving the application will support the development and growth of a local business;*
- *Retention of business in the Aberdeenshire area;*
- *Business supports local communities;*
- *Proposed development of a high standard;*
- *Welcome investment in economically depressed region;*
- *Supports the growth of existing oil related businesses;*
- *Business integral to future decommissioning of North Sea infrastructure.*

4. Consultations

4.1 **Infrastructure Services (Environmental Health)** confirms it does not object to the application. It comments that an informative be attached should consent be granted to make the applicant aware that irrespective of the grant of planning permission, the proposed development would remain subject to other statutory legislation.

4.2 **Infrastructure Services (Natural Environment)** confirms that it is satisfied with the baseline ecological survey and that should consent be granted a condition is required to safeguard breeding birds. It confirms the tree survey and tree protection plan is also acceptable. It requested changes to the proposed landscaping plan to remove non-native species. On receipt of an

amended plan with suitable native species, it confirmed it was happy with the proposed landscaping to the bund.

- 4.3 **Infrastructure Services (Roads Development)** has no comments to make on the application.

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.

From the 29 March 2019, the Strategic Development Plan 2014 will be beyond its five-year review period. In light of this, for proposals which are regionally or strategically significant, or give rise to cross boundary issues between Aberdeen City and Aberdeenshire, the presumption in favour of development that contributes to sustainable development will be a significant material consideration in line with Scottish Planning Policy 2014.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Proposed Aberdeen City & Shire SDP 2020 may also be a material consideration.

5.3 Aberdeenshire Local Development Plan 2017

Policy P1 Layout, siting and design
Policy R1 Special rural areas
Policy R2 Housing and employment development elsewhere in the countryside
E1 Natural Heritage
PR1 Protecting Important Resources

5.4 Other Material Considerations

None

6. Discussion

- 6.1 Full planning permission is sought for the change of use of agricultural land to use class 6 (industrial storage) to facilitate and extension to the existing RAM Tubulars recycling centre at Birchwood Industrial Estate, Kinellar, Blackburn. The key planning issues in the determination of this application are the principle of the development and consideration of natural heritage.

Principle

- 6.2 The application site is situated in open countryside, outwith the settlement of Blackburn, within The Aberdeen Housing Market Area (AHMA). In this case Policy R1 Special rural areas and R2 Housing and Employment Development Elsewhere in the countryside are applicable.
- 6.3 Policy R1 allows, amongst other things, for the extension of an existing building or use that is ancillary to the main use. Whilst Policy R2 makes provision for small-scale development proposals in the countryside part of the AHMA where they would be appropriate in the greenbelt (as defined in Policy R1).
- 6.4 In this case, it is considered that the proposal does not comply with Policy R2. Although Policy R1 makes provision for extensions to existing buildings or a use that is ancillary to the main use, the proposal involves a significant area of land (almost 2ha) and would extend the site considerably. Employment proposals (Class 4, 5 and 6 uses) on greenfield sites are not supported by policy in the AHMA and only 'small scale' development, which is defined as up to 0.5ha is permitted in the Rural Housing Market Area (RHMA).
- 6.5 The applicant has confirmed that since the previous application for expansion of the facility was approved back in early 2015, the business has been very successful. Part of the success of the business has been based on the ability to adapt and to provide additional services where they see demand. Most notably this has involved the development of pipe cleaning and inspection at the existing site and in the building approved in 2018. The development of the existing site for different purposes than originally envisaged has resulted in a deficit of storage at the Birchwood site. In the short term the applicant advises it has had to secure storage in the North of England which has obvious operational and logistical issues being remote from the existing Birchwood site. Developing in North England also removes employment opportunities from the Aberdeenshire area.

- 6.6 Development of countryside sites for employment purposes is not supported by policy as the Aberdeenshire Local Development Plan 2017 provides a generous supply of employment land within defined settlements as this is considered the most sustainable pattern of development. Furthermore, a more appropriate way to develop unallocated land for employment purposes would be to submit a development bid to the next local development plan at the appropriate time. The applicant advises that these options were considered prior to submitting this application. However, it has had to respond quickly to market changes that have been difficult to predict. For this reason, a bid was not submitted to the proposed local development plan 2021 as the call for sites was made back in 2017 when the applicant was unaware that further land would be required. The applicant has confirmed however that it has engaged by submitting a representation at main issues stage.
- 6.7 The Market Assessment Report by Graham and Sibbald dated March 2019 states that in its professional experience there is a reluctance for landowners to release land solely for the purposes of open storage. It acknowledges that there are some open storage sites in Aberdeenshire. However, it asserts that these are in the south of the region and remote from the current site. Its search focused on Blackburn, Kintore and Aberdeen City. The remaining sites at Blackburn were not large enough for the applicant's needs and sites at Kintore, although generous in scale, were unlikely to be released by the developers for open storage as they were being developed in conjunction with the developer with contracts for buildings. Further afield there appeared to be little available land in the short term with sites such as Thainstone Business park being developed at a much slower rate. In Aberdeen City and Westhill the picture was similar and due to the prominence of some of the sites again it was considered there would be an unwillingness to release land solely for open storage.
- 6.8 The report also highlights the economic disadvantages and logistical issues of splitting the site operations across more than one site and the absence in the short term of a 5ha site being available to accommodate the whole business. Developing the existing site is less disruptive to the existing business operation by virtue of having far shorter lead in times and a more seamless transition. There are clear economic benefits for the Aberdeenshire region as the business will be preserved in the locality and existing staff can also be retained.
- 6.9 Matters of layout siting and design will be considered later in the report. The south east corner of the site where the steading was previously has in the past been used for industrial purposes by RAM Tubulars. Furthermore, not only would the site form an extension to an established industrial operation, further east is the rest of Birchwood Industrial Estate. Birchwood Industrial Estate is not identified in the Aberdeenshire Local Development Plan 2017, however there have been industrial activities dating back to the 1970s on the land to the east of the site and currently on the Birchwood Industrial Estate is a logistics depot and an engineering company as well as RAM Tubulars. The proposed development would not be wholly incongruous considering the industrialisation to the east. The site is not isolated as it is in close proximity to the A96 trunk road. A comprehensive landscaping scheme has also been proposed for the site and efforts made to retain existing mature trees for screening, ensuring integration into the agricultural land to the south and west of the site.

- 6.10 The detailed supporting information has concluded that it is most effective for the existing business operation and the local economy if RAM Tubulars is able to develop the application site which is in the immediate vicinity to existing operations and under their ownership. Alternative locations have been considered and discounted and the proposal is an extension to an established operation in an area characterised by commercial and industrial development. Whilst there is an element of support for this through Policy R1, the scale proposed here is contrary to Policy R2. However, based on the justification put forward, the Planning Service is prepared to support the application as an acceptable departure to Policy R2 Housing and Employment Development Elsewhere in the countryside.
- 6.11 It is considered that should the application be supported; a condition should be attached to remove permitted development rights and restrict the site to Class 5 or 6 use. It is considered that Class 4 (Business) use would not be appropriate on the site. Removal of permitted development rights would allow proposals for alternative use classes to be considered in terms of higher numbers of employees (in comparison to Class 5 and 6 use) and accompanying increased vehicle movements and unavailability of public transport serving the site; all of which suggest that a Class 4 use would be likely to constitute an unsustainable pattern of development.
- 6.12 In conclusion, in terms of principle, due to the limited nature of this proposal, the proposed development is not considered to be strategically or regionally significant, or require consideration of cross-boundary issues, and therefore does not have to be considered against the Strategic Development Plan. The Planning Service considers there to be suitable justification to support the proposal as a departure to the Local Development Plan in this case. For the avoidance of doubt, the application is not considered to be a significant departure to the development plan.

Layout Siting and Design

- 6.13 All new development must comply with Policy P1 Layout, siting and design. The proposal is outside the defined Blackburn settlement boundary and outwith any business or employment land allocation. However, the use of the land for an extension of the existing facility and to accommodate storage is well located and accessible from the existing main operations to the east.
- 6.14 The use of the land to the north, south and west of the applications site is agricultural land. However, to the east of the application site is Birchwood Industrial Estate which accommodates two further industrial sites and the existing RAM Tubulars operation. The proposed use of the land would not be incongruous with the existing uses in the surrounding area. The site may be partially visible from the A96 to the north east. However, it is considered given the surrounding industrial uses the proposed extension would not be overly prominent. It is also considered that the proposed landscaping which is similar to the effective landscaping to the east of the site would help mitigate the appearance of the development and help it blend with the existing built and natural environment.
- 6.15 Woodside Croft, which has been owned by the applicant for some time will be demolished as part of the proposal. There are no other residential properties in the vicinity and Environmental Health does not object to the proposal although advises even if planning permission is granted the development

could still be subject to investigations if complaints raise issues about activities or practices that could constitute a statutory nuisance. The proposal will not cause any overshadowing issues or loss of privacy to neighbouring properties.

- 6.16 The applicant does own further land to the south-west of the application site. Any proposal to further extend operations would have to be considered on its own merits and not assume that previous support automatically means other applications would also be supported. This would depend on the justification put forward and consideration again of siting, design and landscape impact.

Site servicing and technical matters

- 6.17 No provision for foul or mains drainage is required though provision for sustainable drainage (SUDS) has been made. The application site will be surfaced in permeable gravel / hard core. The provision of SUDS is considered appropriate and will ensure that the resurfacing of the site for open storage purposes will not cause any issues of flooding on site or in the wider area. The proposal will utilise the existing access to the east of the application site. Roads Development does not object and has no further comments to make.

Natural Heritage

- 6.18 The Natural Environment team has confirmed that it does not object to the proposal. It has reviewed the supporting information including the baseline ecological survey, tree survey, tree protection plan and proposed landscaping. It has requested that should planning permission be granted, a condition is added to safeguard breeding birds and the proposed tree protection plan should also be conditioned. The tree survey and tree protection plan is also acceptable. It requested changes to the proposed landscaping plan to remove non-native species. On receipt of an amended plan with suitable native species the consultee confirmed it was happy with the proposed landscaping to the bund. A condition will be attached should the application proceed to ensure that the proposed landscaping is adhered to and retained in perpetuity. The proposal complies with E1 Natural Heritage and PR1 Protecting Important Resources.

Conclusion

- 6.19 The proposed development is considered an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside. The detailed supporting information has demonstrated that it is most effective for the existing business operation and the local economy if RAM Tubulars is able to develop the application site which is in the immediate vicinity to existing operations and under their ownership. The proposal is an extension to an established operation in an area with a rural edge, but which is characterised by commercial and industrial development. The proposal includes a comprehensive landscaping scheme which ensures that the whole site will have sufficient landscaping and screening to minimise any visual impact. The proposal complies with all other relevant policies of the Aberdeenshire Local Development Plan 2017.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1 An equality impact assessment is not required because the grant of permission in this case would not have a differential effect on the protected characteristics of anyone and does not have a differential impact on any of the 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

Policy R2 Housing and employment development elsewhere in the countryside

- 10.3 The application is a Departure from the valid Local Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 GRANT Full Planning Permission subject to the following conditions:-

1. No works in connection with the development hereby approved shall commence unless the tree protection measures have been implemented in full in accordance with the approved tree protection plan, as per drawing RTK-1904-TP. 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 5 metres of foliage, branches or trunks. The approved tree protection measures shall be retained in situ until the development has been completed.

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.

2. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a detailed check of the site for active birds' nests has been undertaken and written confirmation has been submitted to the planning authority that no birds will be harmed and that there are appropriate measures in place to protect nesting bird interest on the site. The check shall be undertaken no later than 14 days before the commencement of the development and no site clearance or other works in connection with the development hereby approved shall commence unless the written confirmation and protection measures have been submitted to and approved in writing by the planning authority. The development shall be carried out in accordance with the approved protection measures.

Reason: In the interest of safeguarding the habitat of local bird species.

3. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme, as per drawing RTK-1904-LS 2. 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any order amending, revoking or re-enacting these Orders the development hereby approved shall be used only for a purpose within Use Class 5 and 6 and

shall not be used for any other purpose without the express grant of planning permission from the Planning Authority.

Reason: To enable the Planning Authority to consider the implications of any subsequent change of use on the amenities of the area.

11.2 That the Committee agree the reason for departing from the Aberdeenshire Local Development Plan.

The proposed development is considered an acceptable departure to Policy R2 Housing and employment development elsewhere in the countryside. The detailed supporting information has demonstrated that allocated sites and other options were reviewed prior to the decision to develop the application site. The extension of the existing site is the most effective solution for the viability of the business and local economy. The proposal is extension to an established operation in an area characterised by commercial and industrial development. The proposal includes a comprehensive landscaping scheme which ensures that the whole site will have sufficient landscaping and screening to minimise any visual impact. The proposal complies with all other relevant policies of the Aberdeenshire Local Development Plan 2017.

Stephen Archer
Director of Infrastructure Services
Author: Hilary Wilkinson (Planner)
Date: 13/06/2019

Letters of Representation for APP/2019/0767

Mr Neal Still South Fornet House Dunecht Westhill AB32 7BX (Supports)

Comment submitted date: Wed 08 May 2019

I write in support of application 2019/0769 for the change of use and extension of the storage yard at Birchwood.

RAM Tubulars play a vital role in providing storage and recycling facilities for the oil / gas and other industries and are integral to future decommissioning of North sea infrastructure. The application is for a natural extension to the current facility which operates without nuisance and creates local employment.

Ms Nikola Piejko Auchronie views Aberdeenshire AB326yq (Supports)

Comment submitted date: Wed 08 May 2019

I wish to fully support this application as a close neighbour to Ram i see there daily operations on a daily bases if this application is approved this will defiantly increase local employment and encourage a local business owner to expand and thrive in these tough times for the oil and gas in the north east ensuring a healthy future.

Mrs Rosalyn Youngson Auchronie Aberdeenshire AB326yq (Supports)

Comment submitted date: Wed 08 May 2019

I wish to fully support this application as a neighbour to ram this will encourage local employment and can only strengthen Rams future in the north east.

Mr David Barton RGR Logistics UK Limited Aberdeen AB11 5PG (Supports)

Comment submitted date: Thu 02 May 2019

As a local businessman, I think any development that will bring employment and more business to the area should be applauded and fully support it.

Mr Michael Low 7 Loirston Place Aberdeen AB12 3PR (Supports)

Comment submitted date: Thu 02 May 2019

I fully support this application. It is good to see Companies are still willing to expand and invest within the Aberdeen/Shire area after a very turbulent and trying down turn.

Mr Simon Douglas 28 Derbeth Park Kingswells Aberdeen AB15 8TU (Supports)

Comment submitted date: Wed 01 May 2019

I give support to this application as I feel we should be backing local businesses who look to increase employment growth within Aberdeen and Aberdeenshire.

Mr Grant Simpson 8 Cuninghill Avenue Inverurie AB51 3TZ (Supports)

Comment submitted date: Wed 01 May 2019

I fully support this application. A locally run company like this should be encouraged to expand and bring much needed employment to the area.

Mr Graeme Smith 22 Beechgrove Place Aberdeen AB15 5HF (Supports)

Comment submitted date: Tue 30 Apr 2019

I wish to support this application. It encourages local employment and supports employment.

Mr Stanley Rennie Oil States Industries (UK) Ltd Moss Road, Gateway Business Park, Nigg Aberdeen AB12 3GQ (Supports)

Comment submitted date: Tue 30 Apr 2019

Expansion is good for local business and more job creation which is great for Aberdeen. This is one of our suppliers who has shown a total regard to the environment and job security for its current employees by expansion.

Mr David Hosie 7 Balgownie Road Brideg of Don Aberdeen AB238JN (Supports)

Comment submitted date: Tue 30 Apr 2019

Any company in the current climate who are looking to expand and create further employment within the region should be fully supported.

Mr Russell Anderson 3 Woodlands Crescent Aberdeen AB15 9DH (Supports)

Comment submitted date: Tue 30 Apr 2019

I believe the above application to be positive for the local community in terms of the economic benefits delivered by an expansion of the business. RAM Tubulars is a successful local business that is heavily involved in supporting local communities and they should be applauded for their efforts to grow and enhance the business which will provide additional benefits to the local community.

Mr Mark Kerr 6 Rennie Place Chapelton Aberdeenshire AB39 8AQ (Supports)

Comment submitted date: Tue 30 Apr 2019

I believe this application should be approved as bringing investment, growth and employment opportunity to the area.

Mrs Julie Anderson South Fernet Business Centre Skene Dunecht AB32 7BX (Supports)

Comment submitted date: Tue 30 Apr 2019

I wish to support this application as I think it is important for locally owned and operated companies to be encouraged to expand in these difficult times. This would bring and secure local employment to the area.

Mr Angus Kerr Terryvale House WESTHILL AB32 7BS (Supports)

Comment submitted date: Tue 30 Apr 2019

I wish to fully support this application, this will continue to provide essential local employment which is the backbone to any successful community . Being very local to this facility I have always been very impressed with the standard this company maintains and presents its property . I hope this application is supported.

Mr John McLaren 7 Auchlee Wynd Hillside Aberdeen AB12 4AB (Supports)

Comment submitted date: Tue 30 Apr 2019

I would like to recommend a favourable outcome for this application which will result in local employment and growth. Aberdeenshire companies have suffered during the oil industry economic downturn in recent years and companies such as Ram Tubulars who are willing to invest in growth should be fully supported where possible by local authorities.

Mr Davie Grieve 14 Lewis Drive Aberdeen AB16 6WQ (Supports)

Comment submitted date: Tue 30 Apr 2019

This change of use will provide vital employment in local area and I fully support this application for that reason.

Mr Derek Jones Boothnagowan Balvenie road Torphins AB31 4JW (Supports)

Comment submitted date: Wed 24 Apr 2019

I wish to fully support this application. I feel it is important to support locally owned, successful companies. This application would bring more employment opportunities to the local area, so it is vital that the council get behind proposals like this.

Mr Mark Mellor THE STEADINGS FINNYGAUD ABERCHIRDER HUNTLY AB54 7QQ (Supports)

Comment submitted date: Wed 24 Apr 2019

I believe this development should be supported as it will add employment and support business growth in the area.

Ms MARION HEEPS 214 Morrison Drive Garthdee ABERDEEN AB10 7HD (Supports)

Comment submitted date: Mon 22 Apr 2019

I wish to support this application, as it encourages business growth locally and will secure further employment opportunities in the area.

Mr Andrew Youngson Blackchambbers kinellar Aberdeenshire AB327BU (Supports)

Comment submitted date: Wed 17 Apr 2019

I wish to fully support this application as this is extremely important for locally owned and operated companies to be encouraged to expand in these difficult times. This application would be allowing more local employment and securing the employment in the north east thus fore i would recommend Aberdeenshire council to fully support this application