

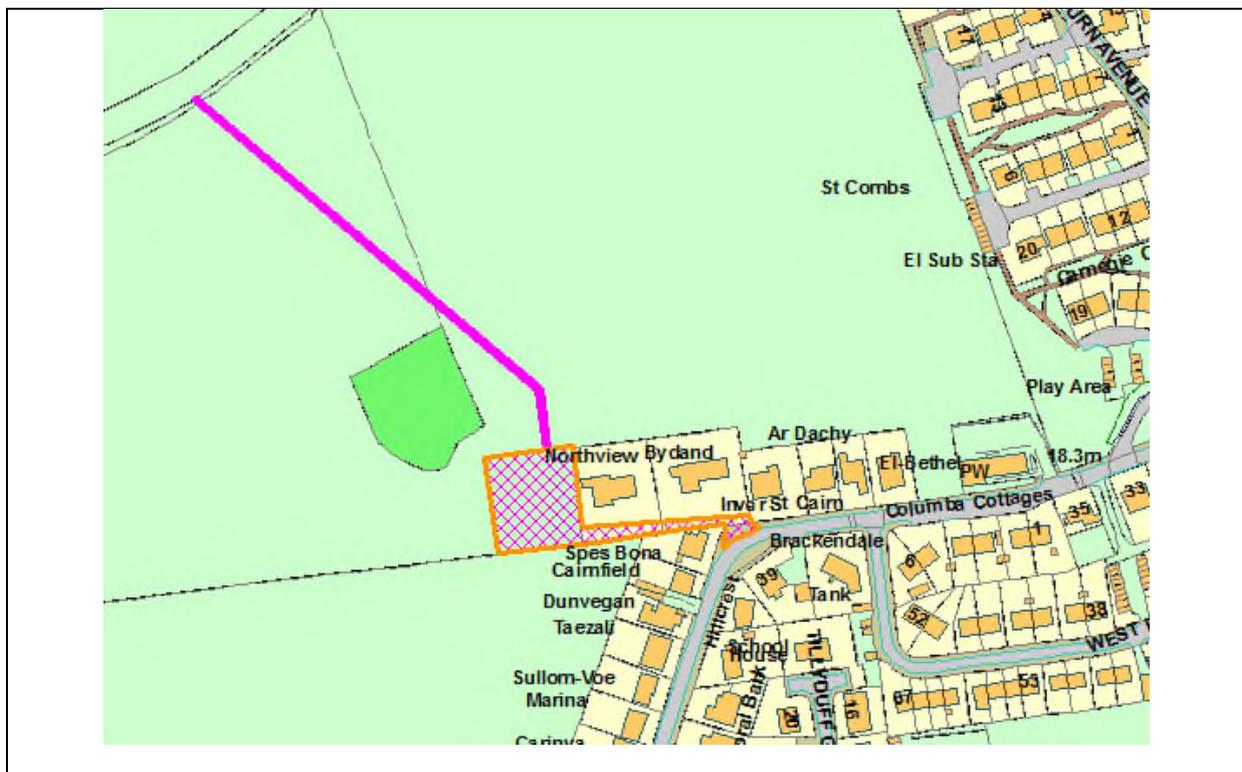
Buchan Area Committee Report 27 August 2019

Reference No: APP/2019/1063

Full Planning Permission for Erection of Dwellinghouse at Site to the West of Northview, High Street, St Combs, Aberdeenshire

Applicant: Claymore Homes c/o Agent
Agent: Baxter Design Company, 1 The Square, Mintlaw, Peterhead, AB42 5EH

Grid Ref: E:405045 N:863054
Ward No. and Name: W05 - Peterhead North and Rattray
Application Type: Full Planning Permission
Representations: None
Consultations: 4
Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
Designations: Rural Housing Market Area
Complies with:
Development Plans: No
Main Recommendation: Approve



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 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 a one and a half storey high dwellinghouse and detached garage on land to the West of Northview, High Street, St Combs. The site is located to the South-West edge of the village which contains similar style of residential development. To the North, West and South-West are open and relatively flat fields. The site is located in the Coastal Zone (Appendix 1 - Location Plan, Site plan and Section).
- 2.2 The proposed dwellinghouse would be located at the centre of the proposed plot measuring 1350m². The design has a T-shaped footprint with a front and rear gabled section on the Western side of the building. The rear facing gable is largely glazed. The proposed house measures approximately 15 metres by 14 metres by 7.2 metres in height (3.2 metres to the eaves) and has a single front facing dormer and two dormers on the rear elevation (Appendix 2 - Floor Plans and Elevations). The detached garage would measure approximately 7 metres by 7 metres by 6 metres in height (2.5 metres to eaves) (Appendix 3 - Floor Plans and Elevations of garage).
- 2.3 The proposed external materials are as follows:

Roof: Grey Marley Modern
Walls: Beige marble drydash render. Grey Cedral cladding
Windows: Grey uPVC
Fascias & soffits: Timber painted grey
Rain Water Goods: Black uPVC
- 2.4 It is proposed to connect to the public water main and the public sewer. It is proposed to dispose of surface water via a perforated pipe approximately 210m in length which would connect to a field drain to the North.
- 2.5 Relevant Planning History

Same site

APP/2019/0291 Erection of dwellinghouse. Withdrawn, 3 May 2019.

Other sites in village for Appendix 4 growth

APP/2017/0690 Erection of 3 dwellinghouses. Granted subject to conditions, 20 July 2017 (Site adjacent Botany View).

APP/2017/1044 Erection of 3 dwellinghouses. Granted subject to conditions, 5 July 2017 (Land at High Street).

APP/2017/0016 Erection of 3 dwellinghouses. Granted subject to conditions, 18 December 2018 (Land at High Street).

Adjacent site

APP/2012/1513 Erection of dwellinghouse (planning permission in principle). Granted subject to conditions, 24 July 2012 (Site adjacent Bydand, High Street)

APP/2013/3613 Erection of dwellinghouse. Granted subject to conditions, 17 February 2014 (Site at Bydand, High Street)

2.6 Supporting Information

Design statement – (Received 8 May 2019)

Trial Test Pit Certificate – (Received 17 June 2019)

3. Representations

3.1 No valid letters of representation have been received.

4. Consultations

Internal

4.1 **Business Services (Developer Obligations)** stated that the local schools are operating within capacity and the proposal does not engage developer obligations and affordable housing policies or associated supplementary guidance from the Aberdeenshire Local Development Plan 2017. Consequently no contributions are required in this instance.

4.2 **Infrastructure Services (Flood Risk and Coastal Protection)** stated that the proposed development is located outside of an area identified as having an indicative annual probability of fluvial and/or pluvial flooding that is equal to or greater than 0.5%. Comments relating to the previous application are noted. If the Planning Service is minded to approve the application it recommends a condition to ensure the surface water drainage system is implemented in accordance with approved plans. A formal note relating to the ongoing maintenance and inspection of the proposed outfall pipe will be required.

4.3 **Infrastructure Services (Roads Development)** stated no objection to the proposals subject to conditions.

External

- 4.4 **Scottish Water** has no objection to the application. There is currently sufficient capacity in the Forehill Water Treatment Works and the Fraserburgh Waste Water Treatment Works.

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 went 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 R1 Special rural areas

Policy R2 Housing and employment development elsewhere in the countryside

Policy P1 Layout, siting and design

Policy C1 Using resources in buildings

Policy RD1 Providing suitable services

Policy RD2 Developer's obligations

Policy C4 Flooding

5.4 Other Material Considerations

None

6. Discussion

- 6.1 The main issues to consider are the principle of development and the likely impact upon the character and amenity of the surrounding area.

The Principle of development

- 6.2 The site is located just outwith the settlement boundary of St. Combs and within the Coastal Zone which extends West from the Aberdeenshire coastline as far as the B9033. Consequently the principle of development must be assessed against Policy R1 Special rural areas. Under this policy the criteria for development within the coastal zone are:

Development must require a coastal location, and the social and economic benefits must outweigh environmental impacts or it must be the redevelopment of an existing building, or within the curtilage of an existing building. In any case there must be no coalescence of coastal development or significant impact on natural coastal processes or habitats.

- 6.3 It is noted that although the site is within the coastal zone where housing developments are restricted, this constraint somewhat conflicts with the Settlement Statement for St Combs which identifies a need for housing to support local services. The village is also identified within Appendix 4 of the Local Development Plan as a settlement which allows for organic growth of up to 10 houses. On this basis, it is considered that the proposed housing would provide a net social and economic benefit to the area, would support the existing school and local businesses and help meet an identified need.
- 6.4 Policy R2 Housing and employment development elsewhere in the countryside allows for growth of settlements identified within Appendix 4 of the Plan and it is noted that St. Combs has potential for growth of up to 10 houses under the current plan period. At the time of writing there is scope for one

additional dwelling to be approved under this criteria therefore the proposal can be accepted as compliant with R2 albeit as a departure from Policy R1.

Layout, siting and design

- 6.5 There are some notable examples of early 20th Century bungalows along this section of the High Street where the village begins and these are mixed alongside houses of a similar scale dating from the late 20th Century which are more basic and include materials such as Fyfestone and concrete roof tiles. Upon the shared access from which the proposed plot adjoins are two one and a half high storey houses which are larger in scale and include some traditional features but are characteristically basic and simple. The proposed dwellinghouse is clearly in keeping with the scale of these closest properties. It also matches the general proportions of these properties with the perpendicular front facing gable and dormer windows. The proposal utilises a separate garage which helps to reduce the visual mass. The proposed dwellinghouse does not include features which are now considered dated such a quoins. It uses bold sections of timber cladding which give a more contemporary character. In design terms the proposed house and garage link well with the adjacent built environment but is also considered to be an improvement.
- 6.6 There are no significant concerns in terms of overlooking or overshadowing of neighbouring plots. The East elevation does not include any windows. A low, approximately 1 metre high, boundary fence is proposed to match the house next door and this is judged acceptable. The proposal is not in conflict with Policy P1.

Servicing and access

- 6.7 The Roads Development Team is satisfied that the access, turning and parking arrangements are acceptable and have recommended conditions.
- 6.8 It is proposed to connect to the public water main and public sewer which are the preferred arrangements of the Planning Service. It is proposed to dispose of surface water via a perforated pipe approximately 210 metres in length which would connect to a field drain to the North. Certification has been submitted to support this arrangement. The Flood Risk and Coastal Protection team do not object to the arrangement and have advised that ongoing maintenance must be undertaken by the property owner. The application is deemed to accord with Policy RD1 Providing suitable services and Policy C4 Flooding.

Developer Obligation

- 6.9 The Developer Obligations team has advised that the local schools are operating within capacity and the proposal does not engage developer obligations and affordable housing policies or associated supplementary guidance from the Aberdeenshire Local Development Plan 2017. Consequently no contributions are required in this instance. The proposal therefore is not in conflict with Policy RD2.

Compliance with Policy C1 Using resources in buildings

- 6.10 Policy C1 requires the application of a suspensive condition for an energy statement, given one has not been submitted with the application, to be submitted in order to demonstrate that the development meets the required carbon reduction standards set out in Scottish Planning Policy.

Overall

- 6.11 The principle of development is established against Policy R2 Housing and employment development elsewhere in the countryside as St Combs is an Appendix 4 listed settlement with scope for one additional house under the current plan period, taking into account the approvals already granted. The proposed dwellinghouse is located within the Coastal Zone and does not fully comply with Policy R1 Special rural area in that it does not require a coastal location. The proposal can be supported as a departure from the Local Development Plan as St Combs has a need for additional housing in the area in order to support the school. The proposed house design is considered acceptable within this location. All servicing and access arrangements are acceptable and there are no significant concerns in relation to flooding. The application accords with the relevant policies from the Aberdeenshire Local Development Plan 2017 aside from Policy R1 and the application is considered to be a justified departure.

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 Equalities 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

Policy R1 Special rural areas

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:-

01. Prior to the occupancy of the development hereby approved the following shall be provided:-

- (a) off street parking for three cars within the application site boundary, to be surfaced in hard standing materials and thereafter retained in perpetuity;
- (b) the first 5 metres of the access road measured back from the public road shall not exceed a gradient of 1:20 and shall be surfaced in hardstanding materials;
- (c) a vehicle turning area, measuring not less than 7.6 metres x 7.6 metres, as shown on the approved plans, to be formed within the site and thereafter retained in perpetuity.

Reason: In the interests of road safety, to ensure vehicles can enter and exit the site in a forward gear, and to make sure that vehicles can be accommodated within the site with no overspill on to the public road.

02. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.

- b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's planning policy - Policy C1 Using resources in buildings.

The dwellinghouse shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's planning policy - Policy C1 Using resources in buildings.

- 03. 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.

- 04. The dwellinghouse hereby approved shall not be occupied unless the proposed surface water drainage system has been provided in accordance with the approved plans and the drainage proposal detailed in the Trial test pit report by Lachlan McDonald dated 24th November 2016. The surface water drainage system 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.

- 05. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means 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.

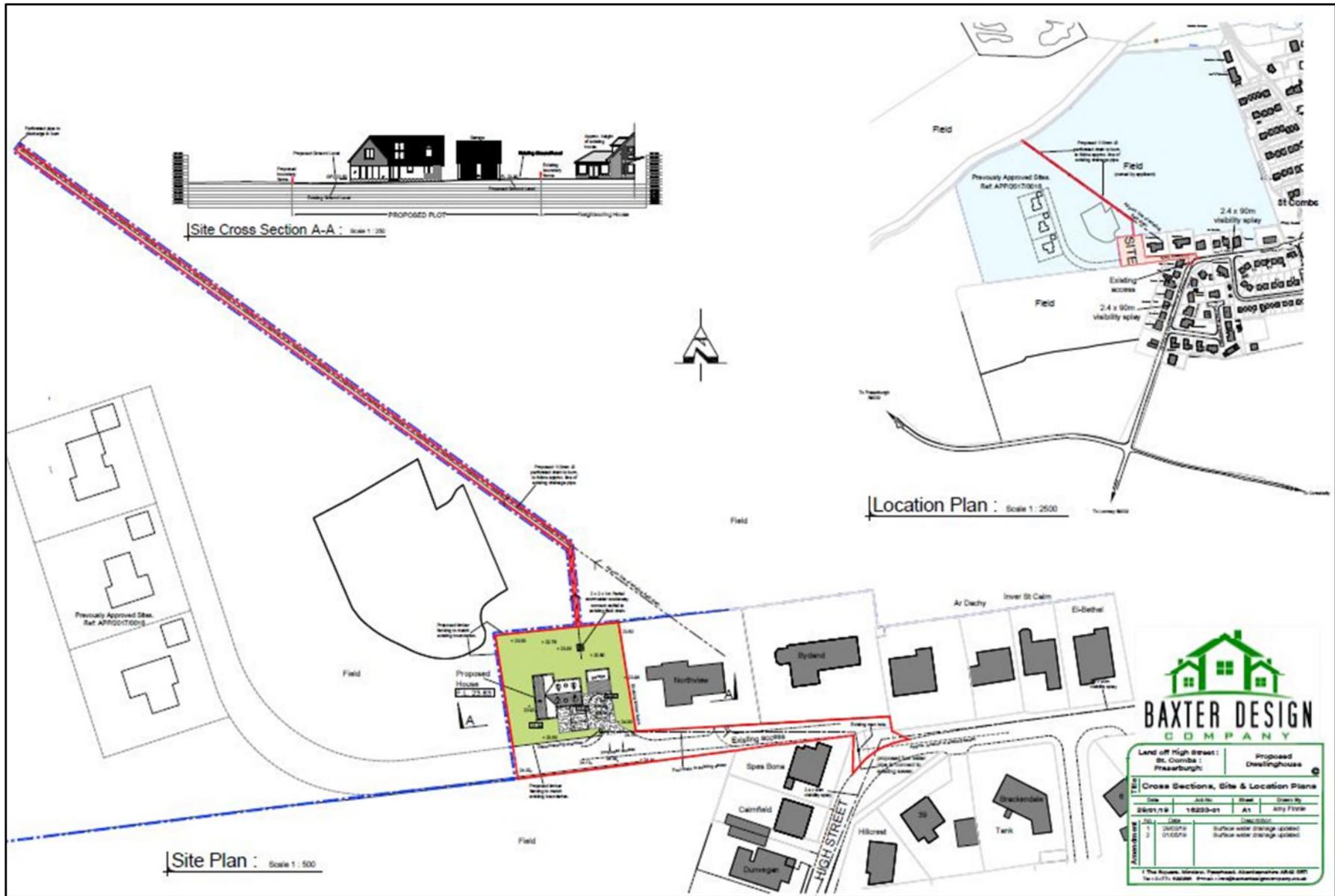
11.2 Reason for Decision

The proposed development can be considered as an acceptable departure from Policy R1 Special Rural Areas as in this case the principle of development is established against Policy R2 Housing and employment development elsewhere in the countryside. Under Policy R2 St Combs is an Appendix 4 listed settlement with scope for one more additional house (under this plan period), and any organic growth in the settlement would by default require a coastal location. The details of the design, siting, layout, access and servicing of the proposal otherwise comply with the relevant policies from the Aberdeenshire Local Development Plan 2017.

11.3 That the Committee agree the reason for departing from the Aberdeenshire Local Development Plan 2017.

The principle of development is established against Policy R2 Housing and employment development elsewhere in the countryside as St Combs is an Appendix 4 listed settlement with scope for one more additional house under the current plan period. The proposed dwellinghouse is located within the Coastal Zone and does not fully comply with Policy R1 Special rural areas. The proposal can be supported as a departure from the Local Development Plan as St Combs has a need for additional housing in the area in order to support the school. The proposed house design is considered acceptable. All servicing and access arrangements are acceptable and there are no significant concerns in relation to flooding. The application accords with the relevant policies from the Aberdeenshire Local Development Plan 2017 aside from Policy R1 and the application is considered to be a justified departure.

Stephen Archer
Director of Infrastructure Services
Author of Report: John Todd
Report Date: 5 August 2019



First Floor Plan : Scale 1 : 50

Ground Floor Plan : Scale 1 : 50

Front Elevation : Scale 1 : 100

Side Elevation : Scale 1 : 100

Rear Elevation : Scale 1 : 100

Side Elevation : Scale 1 : 100

Finishes

- Walls:** Sage marble chryslah render; Grey cedar cladding
- Roof:** Grey Marley Modern Slate, Code 5 lead; Flashings to all roof junctions and valleys.
- Windows:** Grey UPVC
- Doors & Joints:** Timber painted grey
- Plasterboard/ Ceilings:** Black UPVC Gutters and downpipes.

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|--|----------|-------|----------|
| BAXTER DESIGN COMPANY | | | |
| Land at High Street : St Combs : Fraserburgh | | | |
| Proposed House Type C | | | |
| Drawing Title House Type C | | | |
| Date | Job No | Sheet | Drawn By |
| 13/03/17 | 10203-P3 | A1 | C. Roper |
| Approved | No | Date | |
| Household Name(s) | 01/11/17 | | |
| Household Address | 02/03/17 | | |
| Proposed Address No | 03/05/17 | | |
| Proposed Address No | 04/07/17 | | |
| Proposed Address No | 05/09/17 | | |
| Proposed Address No | 06/11/17 | | |
| Proposed Address No | 07/01/18 | | |
| Architectural & Building Consultants | | | |
| 1 The Square, Millers, Peterhead, Aberdeenshire AB42 5BA | | | |
| Tel: 01771 622206 | | | |

