

6. **LRB 463** – Notice of Review Against Refusal of Full Planning Permission for Erection of 15 Dwellinghouses at Site Adjacent to Waterton House, Castle Road, Ellon – Reference: APP/2018/2830.

(iii) Representation Received from Consultee and Planning Service in Response to Notice of Review.

APP/2019/0142

Notice of Review under the Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2013

Proposal Full Planning permission for Erection of 15 Dwellinghouses at site adjacent to Waterton House Castle Road, Ellon Ref. APP/2018/2830

05/07/2019

Thank you for the opportunity to respond to the Notice of Review

We note the current application is for Full Planning for a total of 15 units.

As per our original response, in line with the Affordable Housing Policy which seeks to secure affordable housing contributions where 4 or more units are to be developed, the Housing Service would seek to secure an affordable housing contribution of 3.75 unit in the form of 3 x 3 bed terrace houses and a commuted sum of 0.75 units.

Kind regards

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Planning Service Response

In response to the comments made by the applicant in their covering letter for the appeal, the Planning Service wish to respond to a few of the points raised.

While a pre-application meeting did take place, the design presented as part of the subsequent application did not “adopt the planner’s guidance” on the design, layout and number of units. Two provisional layouts were discussed at that meeting, neither of which formed the basis for the eventual application. Notes from the pre-application meeting are held by the Council, should the LRB require them.

No negotiation on the design was undertaken because the scale of changes required to resolve the outstanding issues was so substantial, that a new application would have been required for them.

References to the forthcoming Local Development Plan 2021 are premature as the plan (at this stage) has no material weight at this juncture. Notwithstanding this, the applicant’s statement refers to ‘identified sites’ on page 2. However the site that was subject to the application is not an allocated site; it would be considered as Infill Development under Policy P3. In addition to this, the application is for 15 dwellinghouses, and the previous consent (APP/2017/1358) conditioned that no more than 10 houses were to be built on the site. This would represent an increase of 50% in numbers beyond those approved under APP/2017/1358, not 27% as set out in applicant’s statement in page 2.

In terms of the relevant planning considerations raised by the application we are happy to rely on the report of handling in all other matters raised in the request for review.