

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARNIS AREA COMMITTEE

COMMITTEE ROOM 1, WOODHILL HOUSE, ABERDEEN, 24 SEPTEMBER 2019

- Present:** Councillors Wendy Agnew (Chair), Ian Mollison (Vice-Chair), Alastair Bews, George Carr, Sarah Dickinson, Alison Evison, Provost William Howatson, Jeff Hutchison, Colin Pike, Dennis Robertson, Sandy Wallace.
- Apology:** Councillor Leigh Wilson
- Officers:** Janelle Clark (Area Manager (Marr)), Emma Storey (Area Committee Officer, Kincardine and Mearns), Ann Overton (Senior Solicitor, Legal & Governance), Mairi Stewart (Planning Service Manager) (via Skype), Alistair Reid (Team Manager, Economic Development), Craig Clement (Head of Resources and Performance), Rachael Goldring (Learning Estates Team Leader), Neil Stewart (Principal Officer, Transportation), Ewan Smith (Principal Roads Engineer), Neil Stewart (Team Manager, Planning), Ken Abel (Quantity Surveying Manager, Property and Facilities Management), Clarke Dalziel (Affordable Housing Officer) and Iain Welsh (Principal Officer, Landscape Services).

1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct and no declarations were intimated.

2A. STATEMENT ON EQUALITIES

In making decisions on the following items of business, the Committee **agreed**, 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 its decision.

2B. RESOLUTION

The Committee **agreed** in terms of Sections 50A (4) and (5) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting during consideration of the items

specified below so as to avoid disclosure of exempt information of the class described in the undernoted paragraphs of Part 1 of Schedule 7A of the Act.

Item No	Paragraph No of Schedule 7A
11	9
12	8

3. MINUTE OF MEETING OF KINCARDINE AND MEARN'S AREA COMMITTEE OF 03 SEPTEMBER 2019.

The Committee had before them and **approved** as a correct record the Minute of Meeting of the Committee of 3 September 2019 subject to the amendment of item 4, bullet point 2 to insert the words, ".....too long for completing the online form when applying for same day appointments and deleting bullet point 4".

4. Minute of Special Meeting of Kincardine and Mearns Area Committee of 20 and 21 August 2019.

The Committee had before them and **approved** as a correct record the Minute of Special Meeting of the Committee of 20 and 21 August 2019 subject to the following amendments:

Page No	Comment
11	Amend venue from Viewmount, Stonehaven to Woodhill, Aberdeen.
11 (Section 1)	Cllr Mollison: Issue No 140, Marywell, knew the applicant, having applied the objective test would withdraw and not take part in the decision or discussion of issue no 140, Marywell.
12	Insert wording - Members additional recommendations or amendments to Officers recommendations are in italics contained within the minute.
34 (Issue 140)	Insert wording - As indicated under section 1 of the minute, Councillor Mollison declared an interest with respect to a site in Marywell and left the Committee room whilst this site was considered.
38 (Issue 148) - Recommendation 6	Amend text to read, " that the Vision statement be amended to remove the reference to a car park in land opposite to School Wynd. This is to conserve the setting of the parish church, graveyard and the historical setting of the settlement."
38 (Issue 149) – Recommendation 1	Amend text to include the word "specifically", "...including the Community Council. Specifically, the vision for Stonehaven...."
39 (Issue 149) – Recommendation 11	Amend text to read "...protect the natural skyline around Stonehaven."
40 (Issue 152) - Ardoe	Amend text to read "...Councillor Pike seconded by Councillor Carr moved against Officer recommendations, and sought to allocate bids KN030 and KN124 in the proposed Local Development Plan, as there was a need for additional development."
41 (Issue 152) - Maryculter	Amend text to read "...Councillor Pike seconded by Councillor Carr moved against Officer recommendations, and sought to allocate bid KN044 in the proposed Local Development Plan."

5. Main Issues Analysis.

A report by the Director of Infrastructure Services, was circulated advising Members of an issue raised regarding information provided to Committee on 21 August 2019 with reference to the Local Development Plan 2021.

Councillor Bews intimated that as he had not been part of previous discussions, he would not take part in any further decisions.

The Planning Service Manager introduced the report and explained that an issue had been raised regarding bid site KN063 in Luthermuir and further confirmed that the bid site had been reduced in scale and included studio space.

The Chair indicated that a request to speak had been received in respect of bid site KN063. The Committee agreed to hear from the party concerned and Calli Hopkinson, owner of bid site KN063, explained the reasoning why the site would be an appropriate addition to the proposed Local Development Plan 2021.

After considerable discussion Members **agreed** to suspend Standing Order 7.2 to revisit the decision previously made at Kincardine and Mearns Area Committee on 21 August 2019.

Members felt they had sufficient information to proceed, Councillor Wallace moved, seconded by Councillor Pike to include bid site KN063 in the proposed Local Development Plan as there was merit in the development.

As an amendment, Councillor Hutchison moved, seconded by Councillor Agnew, to exclude bid site KN063 from the proposed Local Development Plan.

The Committee voted:

For the motion	(7)	Councillors, Carr, Dickinson, Evison, Howatson, Pike, Robertson and Wallace.
For the amendment	(3)	Councillors, Agnew, Hutchison and Mollison

Councillor Bews abstained from voting.

Therefore, the motion was carried.

The Committee **agreed** to:

1. Note the issue raised regarding the information provided to the Committee at its meeting on 20 August 2019 as narrated in the report;
2. Note that bid KN063 includes studio space;
3. Revisit the decision regarding the settlement of Luthermuir as decided by the Committee on 21 August 2019; and
4. Recommend to Infrastructure Services Committee that bid site KN063 be included in the proposed Local Development Plan.

6. Economic Activity in Kincardine and Mearns April 2018 to March 2019.

A report by the Director of Infrastructure Services was circulated asking the Members to comment on the economic activity in Kincardine and Mearns over a 12 month period.

The Team Manager (Economic Development) introduced the report and welcomed any questions. Members sought further clarification on a number of issues; confirmation of the work being done for people with Protected Characteristics, breakdown of figures for Kincardine and Mearns regarding regeneration funding relating to unemployment, how much the Rural Partnership fund generates and further information on Business Rates. The Team Manager noted that these issues will be reported back informally.

The Committee **agreed** to consider and provide the following comments to the Service;

1. regarding the impact on the Kincardine and Mearns Area of leaving the EU, whilst difficult to quantify there are steps that can be progressed including; attracting workers from the EU, new administrative systems and online resources; and
2. Members would welcome networking and mentoring for Social Enterprises.

7. 2019 Suitability Core Facts.

A report by the Director of Education and Children's Services was circulated seeking comments for consideration by Education and Children Services.

Members discussed the report and raised concerns regarding Dunnottar Primary School having constraints relating to classroom size, external facilities, social space and accessibility.

The Committee **agreed** to provide the following comment to Education and Children's Services Committee and that it be incorporated in the Core Facts report on 10th October 2019; that consideration be given to a new primary school building for Dunnottar Primary as there are a number of constraints within the school.

8. Blairs Housing Development Rezoning Consultation Report.

A report by the Director of Education & Children's Services was circulated advising Members on the rezoning consultation relating to the Blairs Housing Development.

The Head of Resources and Performance and the Learning Estates Team Leader were in attendance to outline the report and answer any queries. Members sought clarification on the current situation and were advised that currently there was no formal school catchment for houses within the Blairs Development. Members heard that these figures had been factored into the school roll for Mackie Academy. Concerns were raised regarding transport to and from Mackie Academy including after school activities.

The Committee **agreed** to:

1. Consider the consultation report on the Blairs Housing Development Rezoning consultation (Appendix A),

2. Make a recommendation to the Education & Children's Services Committee that the Council should approve the proposal, so that all of the housing in the Blairs Housing Development be zoned for Mackie Academy,
3. Request that the Service ensure that parents residing in the Blairs Housing Development have all the information to make a placement request, and
4. Request that an update on the Developer Obligations associated with the Blairs Housing Development, to be included in the report to Education Children Services Committee on 10 October 2019.

9. Feasibility Study - Lowering of Slug Road at Railway Bridge.

A report by the Director of Infrastructure Services was circulated to determine whether to further investigate the lowering of Slug Road.

The Principal Officer (Transportation) was in attendance to present the report and to answer any queries. Members were advised that following a risk assessment, double decker buses had been suspended from travelling under the railway bridge. Stagecoach Bluebird had requested lowering of the road to enable the direct service to Aberdeen to resume. Members considered the report and the financial implications associated with lowering the road.

The Committee **agreed**:

1. To not instruct the Head of Transportation, to investigate further the lowering of the Slug Road; and
2. That Officers go back to Stagecoach and revisit the schedule of bus services to gain better connectivity.

10. Planning Applications for Determination.

The following planning applications were considered along with any objections and representations received in each case and were dealt with as recorded in the **Appendix A** to this Minute.

Reference Number	Address
(A) APP/2019/0707	Full Planning Permission for Extraction of Sand and Gravel and Retention of Existing Plant, Buildings and Equipment within Existing Quarry Without Compliance with Condition 1 (Time) of Planning Permission APP/2016/0708 at Land at Park Quarry, South of Drumoak.
(B) APP/2019/1354	Full Planning Permission for Erection of Shed and Summerhouse, Installation of Satellite TV Dish, Roof Windows and French Windows at 8 Stranathro Terrace, Muchalls.

11. Proposed Redevelopment of Former Education Building at 52-56 Cameron Street, Stonehaven.

An exempt report by the Director of Infrastructure Services, was circulated seeking approval for works in Kincardine and Mearns to be procured.

The Quantity Surveying Manager, Property and Facilities Management and the Affordable Housing Officer were in attendance to present the report.

The Committee **agreed** to:

1. Note the proposed redevelopment of the former education offices to provide 8 x 1 bedroom flats for social rent through Aberdeenshire Council's new build affordable housing programme;
2. Consider the Housing Supplementary Work Plan as detailed in Appendix 1;
3. Approve the item on the Supplementary Work Plan and note that this item will be added to the Housing Work Plan that was approved by Communities Committee on 21st February 2019;
4. Approve the Business Case (Appendix 2) for the redevelopment of the former education offices;
5. Note the Head of Housing has the delegation to award the final contract; and
6. That Officers consider a seagull deterrent at the initial building stage due to known issues within this area.

12. Infrastructure Services Supplementary Work Plan – Stonehaven Boardwalk – Negotiation of Direct Award.

An exempt report by the Director of Infrastructure Services, was circulated seeking approval for works in Kincardine and Mearns to be procured.

The Principal Officer (Landscape Services) was in attendance to present the report and to answer any queries. Members sought further clarification on the materials to be used and the width of the path.

The Committee **agreed** to:

1. Consider the Supplementary Work Plan in Appendix 1;
2. Approve the addition of the item in the Supplementary Work Plan to the Directorate Work Plan approved by Infrastructure Services Committee on 14 March 2019;
3. Not reserve the approval of the Business Case for this item;
4. Note that the Head of Roads, Landscape and Waste Services had the delegated authority to approve the Business Case and award the contract; and
5. The surface material used should be one that is most suitable for wheelchairs and buggies, and provide an anti-slip surface with least resistance.

**KINCARDINE AND MEARN'S AREA COMMITTEE, 24 SEPTEMBER 2019
APPENDIX A**

PLANNING APPLICATIONS FOR DETERMINATION

(A) Reference No: APP/2019/0707

Description: Full Planning Permission for Extraction of Sand and Gravel and Retention of Existing Plant, Buildings and Equipment within Existing Quarry Without Compliance with Condition 1 (Time) of Planning Permission APP/2016/0708 at Land at Park Quarry, South of Drumoak, Aberdeenshire.

Applicant: CHAP Holdings (Ltd), Chap Group (Aberdeen) Ltd, Chap Group, Enterprise Drive, Westhill Industrial Estate, Westhill, AB32 6TQ.

Agent: Halliday Fraser Munro Planning, 8 Victoria Street, Aberdeen, AB10 1XB.

A report by the Director of Infrastructure Services was circulated advising Members that the Committee is able to consider and take a decision on this item in terms of the Scheme of Governance as there was unresolved objection from a consultee.

The Planning Team Manager advised that full planning permission is sought for non-compliance with Condition 1 (Time) of previously approved planning Reference APP/2016/0708. The previous application expired on 30th May 2019. The current planning application was submitted on 29th March 2019, prior to expiry therefore procedurally competent to now vary the terms of the previous consent, which effectively would allow a further 3 years of operational quarrying on site. Members heard that the Planning Service are content to accept the proposal, on the grounds that the development would not pose a detriment to surrounding amenity or impact on the character of the area, and that the proposal continues to comply with Policy R2: Housing and employment development elsewhere in the countryside, Policy R3: Minerals and hilltracks and Policy E2: Landscape of the Aberdeenshire Local Development Plan 2017.

Members highlighted the concerns raised by Crathes, Drumoak and Durris Community Council and the suggestion to have liaison meetings re-instated. Members **agreed** to amend the wording of condition 21 to state that there shall be a minimum of one meeting per calendar year unless all agreed that there is no requirement.

The Committee **agreed:-**

1. The alteration to conditions would allow the development to continue to operate and utilise the natural resources on site, and support the local development industry and contribute to economic development, with the development remaining compliant with the policies of the Aberdeenshire Local Development Plan 2017.
2. To delegate authority to the Head of Planning and Building Standards to grant full planning permission, subject to the following conditions:-
 01. This permission is limited to a period of three years from the date of this decision notice, or when the land ceases to be used as a quarry (whichever is the sooner).

Reason: In order to retain control over their temporary form of development.

02. Within 6 months of the date of this decision notice, the developer/operator shall provide to the Planning Authority with written details of the guarantee or other financial provision that is proposed to be put in place to cover all site restoration and aftercare liabilities at the end of the period of this permission. The developer shall also provide an independent confirmation by a chartered surveyor (whose appointment for this task has been approved by the planning authority) that the amount of the guarantee or financial provision so proposed is sufficient to meet the full estimated costs of dismantling, removal, disposal, site restoration, remediation aftercare liabilities and incidental work as well as associated professional costs. No works shall commence on site unless written confirmation has been given by the planning authority that the proposed guarantee is satisfactory and the developer has confirmed in writing to the planning authority that the guarantee has been put in place. The guarantee or other financial provision must:

a) be granted in favour of the Council as planning authority;

b) be from a bank or other institution which is of sound financial standing and capable of fulfilling the obligations under the guarantee;

c) either contain indexation provisions so that the specified amount of the guarantee shall be increased on each anniversary of the date of this permission by the same percentage increase in the General Index of Retail Prices (All Items) exclusive of mortgage interest published by on or behalf of HM Government between the date of this permission and such relevant anniversary or be reviewable to ensure that the specified amount of the guarantee always covers the value of the site restoration and aftercare liabilities;

d) come into effect on or before the date of commencement of development, and expire no earlier than 12 months after the end of the aftercare period.

In the event that the guarantee becomes invalid for any reason, no operations shall be carried out in connection with the development hereby approved unless a replacement guarantee, completed in accordance with the terms of this condition has been submitted to and approved in writing by the planning authority.

Reason: To ensure financial security for the cost of the site reinstatement to the satisfaction of the planning authority is in place to provide that any redundant equipment is removed from the site, in the interests of the safety and visual amenity of the area and environmental protection.

03. Within three years of cessation of extraction activities, the site shall be restored in accordance with the restoration plan (drawing number CQ/PQ REST FINAL L(90) 01) and all plant, machinery and equipment removed.

Reason: To ensure an orderly and timeous reinstatement of the site.

04. With the exception of creation of the proposed noise attenuation bund, no development shall be undertaken within fifty metres of the boundary fence of the field adjacent to 'Drumallan'.

Reason: To safeguard the residents of 'Drumallan'.

05. Extraction and reinstatement works shall be undertaken on a phased basis in accordance with the regime outlined in the report prepared by David Jenkins, dated

May 2002 (Landscape Appraisal) and as identified in approved drawing number CQ/2001B.L(90)01/C. For the avoidance of doubt, the number of phases under extraction at any one time is limited to three, in accordance with the following sequence:

No extraction will take place in Phase 3A until Phase 2A has been reinstated. No extraction will take place in Phase 3B until Phase 2B has been reinstated. No extraction will take place in Phase 3C until Phase 2C has been reinstated. No extraction will take place in Phase 4A until Phase 3A has been reinstated. No extraction will take place in Phase 4B until Phase 3B has been reinstated. No extraction will take place in Phase 4C until Phase 3C has been reinstated.

Reason: To ensure an orderly extraction and timeous reinstatement of the site, with particular reference to minimising environmental impacts.

06. Should Kincluny Farmhouse, Greenlaw and Gallowhill be vacated by the current tenants during the lifespan of this consent, the property shall remain vacant until the quarry has ceased to operate and the site is restored. Tower Cottage and Drumallan Cottage shall remain unoccupied/vacant until the quarry has ceased to operate and the site is restored.

Reason: To ensure that there is no new occupant exposed to the operation of the quarry.

07. The stripping of topsoil shall be undertaken only when the soil and site are in a dry condition. No soil stripped shall be removed from the site. All soil shall be stockpiled on site.

Reason: In the interests of good agricultural practice.

08. The bunds to be created shall not exceed 5 metres in height to be measured from a fixed datum point for each bund. Details of the location and height of the bunds and the location of the fixed datum points shall be agreed in writing with the Planning Authority prior to commencement of development.

Reason: To minimise landscape and visual impacts.

09. Drystone dykes removed during the working life of the quarry shall be reconstructed, and thereafter maintained, as soon as possible after restoration of the land has been completed.

Reason: To maintain the quality of the landscape in the area.

10. Soil storage mounds shall be constructed to a maximum height of four metres unless otherwise agreed in writing by the Planning Authority. The soil mounds shall be constructed with only minimum amount of compaction necessary to ensure stability. Screening bunds should be constructed to adequately correspond to surrounding landform. All screening bunds shall be seeded using a grass seed mixture (details shall be submitted for further written approval), within four weeks of formation, unless otherwise agreed in writing with the Planning Authority. The bund shall be suitably managed to maintain grass sward and control weeds.

Reason: To allow the Planning Authority to retain effective control over storage of material on the site.

11. There shall be no disturbance of, or alteration to the flow of water in nearby water courses and there shall be no discharge of sewage effluent, trade effluent or contaminated site drainage, sand or salt to these water courses from the excavation site or the processing and storage areas.

Reason: To ensure satisfactory drainage of the land and to prevent pollution.

12. Any work within close proximity of a water course shall be undertaken in accordance with the Scottish Environment Protection Agency's guideline 'Work in, Near or Liable to Affect Water Courses'.

Reason: To prevent pollution and to safeguard the quality of watercourses.

13. The previously agreed headlight suppression system, approved in relation to condition 17 of planning ref S020002MIN, shall be used on all excavation vehicles and transportation vehicles.

Reason: In order to mitigate the effects of light pollution.

14. Monitoring of dust emissions from the site shall be undertaken by the operator in accordance with a scheme agreed in writing by the Planning Authority before commencement of extraction operations. This monitoring programme will be undertaken at monthly intervals and extend for the life of the quarry. The results of such monitoring shall be submitted to the Council within one week of the results being available. Should any aspects of the operation be found by the Planning Authority to result in nuisance, the applicant shall instigate further monitoring using specialist consultants when so required by the Planning Authority, and they shall provide reports to back up their investigations. Any recommendations shall be implemented as soon as practicable thereafter.

Reason: In the interests of the amenity of the area and to prevent nuisance.

15. Details of dust arrestment measures for all exposed soil, surfaced, excavated material, internal roadways, plant, processing areas and reinstatement areas shall be submitted to the Council. No works pursuant to this permission shall commence unless these details have received the written approval of the Planning Authority, following which they shall be fully implemented in accordance with the terms of the approval. These arrestment measures shall include spraying, sweeping (both vacuum and mechanical), misting systems, vertically pointing exhausts on excavation vehicles and the incorporation of an Environmental Management System (EMS) based on Pan 50 Annex B. Details of the EMS shall be submitted to the Planning Authority prior to operations commencing.

Reason: In the interests of the amenity of the area and to prevent nuisance.

16. Within the area to the west of Park Bridge Road, no working or operations (including transportation of materials) shall occur outwith the hours of 0700 to 1900 hours Monday to Friday and 0700 to 1200 hours on Saturdays unless agreed by the Planning Authority.

Reason: In order to safeguard residential amenity and the quiet enjoyment of the surrounding countryside.

17. Within the site area to the east of Park Bridge Road no working or operations shall take place outwith the hours of 0700 hours to 1900 hours Monday to Saturday inclusive unless otherwise agreed by the Planning Authority.

Reason: In order to safeguard residential amenity and the quiet enjoyment of the surrounding countryside.

18. The noise level generated by quarry plant, machinery and ancillary operations measured at a point one metre from any noise sensitive premises during the long term operation shall not exceed 45dB(A) measured as an hourly A weighted Leq. For temporary operations including site preparation, soil and overburden stripping, bund formation and removal and final restoration, the free field noise level due to work at the nearest noise sensitive properties shall not exceed 70 Laeq expressed in the same manner. The operator shall provide prior notification in writing to all the noise sensitive premises within 1km radius of the site, of the commencement and likely duration of the stages of the operations.

Reason: To ensure that neighbouring residences are protected from nuisance caused by operations.

19. Screen planting/bunding shall be located outwith the visibility splays on the public road to the satisfaction of the Planning Authority.

Reason: In the interests of road and public safety.

20. Notwithstanding the details on the approved plans, no extraction of materials shall take place within fifteen metres of the public road boundaries with a slope of 1:1 beyond.

Reason: In the interests of road and public safety.

21. For the duration of the development, in response to a request from the Planning Authority (which shall be a minimum of one meeting per calendar year unless all agreed that there is no requirement), the developer shall participate in the meetings of a Liaison Committee established by the Planning Authority to consider planning issues arising during the course of the development and to review compliance with the terms of this permission. The Liaison Committee shall comprise two representatives each from the Planning Authority, the Crathes, Drumoak and Durris Community Council (when operational) and the developers, and shall be chaired by a representative from the Planning Authority.

Reason: In accordance with Government guidance and in order to aid monitoring and compliance and review of working practices.

22. The office and mess accommodation including all ancillary car parking and servicing areas under the control of the operator shall be removed and the land reinstated all to the satisfaction of the Planning Authority within 12 months of the cessation of extraction activities.

Reason: To enable reinstatement of the quarry.

23. The previously agreed precautionary measures to ensure that no material is spilt on the public highway, approved in relation to condition 31 of planning ref S020002MIN, shall be implemented in accordance with the details approved.

Reason: In the interests of road and public safety.

24. The vehicular access onto the South Deeside Road shall be maintained free from all mud and other debris throughout the duration of extraction works and subsequent reinstatement of the application site to the satisfaction of the Planning Authority.

Reason: In the interests of road and public safety.

25. The operator shall submit to the Planning Authority annual records of exportation of materials and their destination from the quarry and importation of infill materials to the quarry from the date of this consent.

Reason: In the interests of monitoring.

26. No buildings, fixed plant or processing apparatus shall be located in the area to the west of Park Bridge Road.

Reason: The application was assessed on the basis that none of the aforementioned was included.

27. The previously agreed details for facilities for cleansing of vehicles which enter and leave the site, approved in relation to condition 31 of planning ref S020002MIN, shall be implemented in accordance with the details approved.

Reason: In the interests of road and public safety.

28. In that part of the site to the west of Park Bridge road, only one machine shall operate at any one time, unless otherwise previously agreed by the Planning Authority.

Reason: In the interests of amenity.

29. All fuel storage tanks shall be located within impervious bunds situated away from surface water drains and water courses and comply with the Scottish Environment Protection Agency's Pollution Prevention Guideline (PCG 2) entitled 'Above Ground Oil Storage Tanks' to the satisfaction of the Planning Authority.

Reason: To prevent pollution and to safeguard the quality of the watercourses.

30. The previously agreed scheme of works to prevent discharge of sediment laden waters to the Durris Burn and River Dee, approved in relation to condition 40 of planning ref S020002MIN, shall be implemented in accordance with the details approved.

Reason: To prevent pollution and to safeguard the quality of the watercourses and bearing in mind the status of The River Dee catchment area as a candidate for Special Area of Conservation.

31. That within two months of this permission, an archaeological written scheme of investigation shall be submitted to and approved in writing by the planning authority and a programme of archaeological works shall be carried out in accordance with the approved written scheme of investigation in accordance with a timescale to be agreed in writing with the Planning Authority. The written scheme of investigation shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if

required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: To safeguard and record the archaeological potential of the area.

(B) Reference No: APP/2019/1354

Description: Full Planning Permission for Erection of Shed and Summerhouse, Installation of Satellite TV Dish, Roof Windows and French Windows at 8 Stranathro Terrace, Muchalls, Newtonhill, Aberdeenshire, AB39 3XS.

Applicant: Mr Norman Fraser, 8 Stranathro Terrace, Muchalls, Stonehaven, AB39 3XS.

Agent: Mark Morley, Morph Arch Ltd, Framor House, 19 Monduff Road, Muchalls, Stonehaven, AB39 3XR.

A report by the Director of Infrastructure Services was circulated advising Members that the Committee is able to consider and take a decision on this item in terms of the Scheme of Governance as there was unresolved objection from a consultee.

The Planning Team Manager advised that full planning permission is sought for erection of shed and summerhouse, installation of satellite TV dish, roof windows and French windows. The proposal was considered appropriate and complied with Policy P1 Layout siting and design, Policy HE2: Protecting historic and cultural areas and Policy P3 Infill and householder developments within settlements of the Aberdeenshire Local Development Plan (2017).

The Committee **agreed:**

1. that the reason for the decision is:-

The proposed shed, summerhouse, Satellite TV dish, roof windows and French door are considered to be acceptable in terms of position, design and material, and there would be no adverse impact on the dwellinghouse or Muchalls Conservation Area as a result of this development. The proposal complies with Policy P1 Layout siting and design, Policy HE2: Protecting historic and cultural areas and Policy P3 Infill and householder developments within settlements of the Aberdeenshire Local Development Plan (2017).

2. to grant Full Planning Permission subject to the following condition:-

- 01 No works in connection with the development hereby approved shall commence unless details of the French doors to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be brought into use unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.