

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARN'S AREA COMMITTEE COMMITTEE ROOM 1, WOODHILL HOUSE, ABERDEEN, 29 OCTOBER 2019

- Present:** Councillors Wendy Agnew (Chair), Ian Mollison (Vice-Chair), Alastair Bews, George Carr, Sarah Dickinson, Alison Evison (via Skype), Jeff Hutchison, Colin Pike, Dennis Robertson, Sandy Wallace, Leigh Wilson.
- Apology:** Provost William Howatson.
- Officers:** Bruce Stewart (Acting Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Ann Overton (Senior Solicitor, Legal & Governance), Lesley Tullock (Newtonhill Head Teacher), Lee Watson (Principal Engineer), Gavin Penman (Project Manager, Roads, Landscape & Waste Services), Graeme McCallum (Principal Engineer), Clarke Dalzel (Affordable Housing Officer), Susan Donald (Corporate Finance Manager), Craig Stewart (Team Leader, Planning and Environment), Neil Mair (Senior Planner), Gregor Spence (Senior Planner), Alasdair MacDonald (Roads Engineer) and Elaine McCarron (Team Leader, Property & Facilities).

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 the following declarations were intimated –

Item 10c - Councillor Carr explained that he had a connection by virtue of being related to one of the objectors. Councillor Carr left the Chamber whilst the item was considered.

Item 10c - Councillor Dickinson explained that she had a connection by virtue of using the applicant's daughter's business. Councillor Dickinson left the Chamber whilst the item was considered.

Item 12 - Councillor Agnew explained that she had a connection by virtue of her husband's business. Councillor Agnew left the Chamber whilst the item was considered.

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	4
12	9

3. MINUTE OF MEETING OF KINCARDINE AND MEARN'S AREA COMMITTEE OF 24 SEPTEMBER 2019

The Committee had before them and **approved** as a correct record the Minute of Meeting of the Committee of 24 September 2019 subject to the following amendments;

Item 5, Paragraph 3, "and further the Planning Service Manager confirmed that the" and

Item 7, Paragraph 3, "school building for Dunnottar Primary".

4. INSPECTION OF NEWTONHILL PRIMARY SCHOOL & NURSERY CLASS

A report by the Director of Education Children's Services was circulated advising the Committee on the outcome of the Education Scotland Inspection of Newtonhill Primary School and Nursery Class.

The Head Teacher was in attendance to present the findings of the inspection and to answer any questions. Members were advised that the inspection highlighted a number of strengths including: a positive and supportive ethos, a calm and welcoming learning environment and the school's approaches to monitoring children's progress and wellbeing, then using this information to raise attainment. Members queried how this information is used to raise attainment and were advised that it enables staff to set plans for pupils. Members commented on how welcoming the school was with happy, confident children and noted that the evaluation should have been above satisfactory.

The Committee **agreed** to:

1. Consider and comment on the contents of the report,
2. Endorse the Service's continuing efforts in support of its school in the Education Scotland inspection process and in the raising of standards of attainment and achievement in all aspect of school life; and
3. Agree to further reports on Education Scotland school inspections.

5. AREA COMMITTEE BUDGET

A report by the Director of Infrastructure Services was circulated advising Members of applications to the Area Committee Budget for the financial year 2019/2020.

Members were advised, by the Acting Area Manager, that there were two applications to consider. Members were also advised that should both applications be approved that would equate to a total of twelve approved applications, leaving a balance of £47,173.09 for this financial year.

The first application for consideration was an application received from Stonehaven Business Association for £1,500, to replace a garage roof. Members were advised that the garage was used to store Christmas lamp posts lights along with local maps and brochures. The project had been matched funded through membership fees.

Mearns Minibus Link had requested £745, towards the purchase cost of a laptop, printer and mobile phone. Members were advised that these items were necessary to help administer bookings for the new community minibus.

The Committee **agreed** to disburse the following grants from the Area Committee Budget 2019/2020:

- | | |
|------------------------------------|-----------|
| 1. Stonehaven Business Association | £1,500.00 |
| 2. Mearns Minibus Link | £745.00 |

6. STONEHAVEN BAY COASTAL FLOOD PROTECTION STUDY – PREFERRED OPTION

A report by the Director of Infrastructure Services was circulated to Members asking the Committee to consider and provide comments to Infrastructure Services Committee.

The Chair indicated that a request to speak had been received. The Committee agreed to hear and view the slides from Alan Turner, Stonehaven Flood Action Group.

The Principal Engineer introduced the report and advised that a number of options had been considered and short listed. Members were advised that the area had been split into three sections, North, Central and Harbour and that a preferred option had been identified. Doug Pender from JBA Consulting was also in attendance to answer any questions on the technical design and drawings.

Members raised a number of concerns, these included, height of new sea wall, materials used, costings, alternative options that had been discounted, concern for residents' privacy and the lack of visual aids to explain the scheme.

Councillor Agnew seconded by Councillor Pike proposed a site visit due to lack of information. The Committee **agreed** to a site visit on 5 November 2019 at 1.30 pm and to defer the report until the next Area Committee on 19 November 2019.

Members then heard from Alan Turner, Stonehaven Flood Action Group, who advised of the groups objection to the preferred option.

7. STRATEGIC HOUSING INVESTMENT PLAN 2020 – 2025

A report by Director of Infrastructure Services was circulated advising Members of the draft Strategic Housing Investment Plan 2020-2025.

The Affordable Housing Manager was in attendance to introduce the report and to answer any queries. Members questioned how the empty homes revenues was utilised, the officer advised he will confirm and update separately.

The Committee fully discussed the report and **agreed** to forward the following comments on the draft Strategic Housing Investment Plan 2020 - 2025 to the Infrastructure Services Committee for its consideration:

1. With reference to Gypsy/Traveller site provision there is a lack of ambition as to what can be carried out and a need for further investment; and
2. It was noted that there are a number of void properties. Management and refurbishment of voids needed to be timely and well communicated; and
3. To suggest that all ground floor properties being built and refurbished should be wheelchair accessible.

8. DRAFT COUNTER FRAUD STRATEGY

A report by the Director of Business Services was circulated advising Members of the draft Counter Fraud Strategy. The Corporate Finance Manager introduced the report and welcomed questions.

The Committee fully discussed the report and **agreed** to provide no further comments on the Counter Fraud Strategy for consideration to Audit Committee and Business Services Committee.

9. DRAFT ABERDEENSHIRE COUNCIL NATURAL HERITAGE STRATEGY 2019-2022

A report by the Director of Infrastructure Services was circulated advising Members of the draft Natural Heritage Strategy 2019 -2022.

The Team Leader was in attendance to introduce the report and to answer any queries. Members heard that this was the first Strategy relating to natural heritage work and would be supported by annual action plans. The Strategy outlined the aims and objectives with a focus on protection, enhancements, promotion and continuous improvement.

The Committee fully discussed the report and **agreed** to forward the following comments on the draft Natural Heritage Strategy 2019 -2022 to the Infrastructure Services Committee for its consideration:

1. To suggest further promotion and engagement with Councillor Biodiversity Champions;
2. Consideration for further development of the Council website to improve user experience and achieve the aims of the service; and
3. Consultation is required with Community Councils and local Ward Members on Biodiversity planting.

10. 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 No	Address
(A)APP/2018/0829	Full Planning Permission for Erection of 94 Dwellinghouses and Associated Infrastructure at Land Adjacent to East Lodge, Ury Estate, Ury, Stonehaven.
(B)APP/2019/1308	Full Planning Permission for Extension to Existing Caravan Park at Cloak Caravan Park, Catterline, Stonehaven.
(C)APP/2019/1703	Full Planning Permission for Erection of 5 Dwellinghouses and Garages, Formation of Access at Land Adjacent to The Boat House at The Kriek, Mill of Uras, Stonehaven.

11. ACT 2 (ABERDEENSHIRE CHARITIES TRUST) APPLICATION.

An exempt report by the Director of Business Services was circulated seeking approval for an individual application for ACT2 funding.

The Acting Area Manager introduced the report and answered any questions. Members were advised that the application form had been issued separately.

The Committee **agreed** to approve the individual application for ACT2 funding (Ward 18: The advancement of arts, heritage, culture or science) for £500.

12. PROPOSED PURCHASE OF LAND IN STONEHAVEN.

An exempt report by the Director of Business Services was circulated seeking approval to purchase land in Stonehaven.

As indicated under section 1 of the minute, Councillor Agnew declared an interest and left the Committee room whilst this item was considered. Councillor Mollison proceeded to chair the meeting.

An Officer from Property introduced the report and answered queries with regards to purchase price and potential uses for the land.

The Committee **agreed** to:

1. Instruct officers to complete the purchase of land; and
2. To delegate to the Head of Legal & Governance agreement of detailed terms following consultation with the Head of Property & Facilities Management.

**KINCARDINE AND MEARNS AREA COMMITTEE, 29 OCTOBER 2019
APPENDIX A**

PLANNING APPLICATIONS FOR DETERMINATION

(A) Reference No: APP/2018/0829

Description: Full Planning Permission for Erection of 94 Dwellinghouses and Associated Infrastructure at Land Adjacent to East Lodge, Ury Estate, Ury, Stonehaven.

Applicant: Kirkwood Homes Limited/Ury Estate Limited, C/o Agent.

Agent: Kirkwood Homes, Kirkwood Business Park, Sauchen, Inverurie, AB51 7LE.

A report by the Director of Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item, in terms Scheme of Governance, as the application was for major development.

The Chair indicated that a request to speak had been received from Allan Rae, Kirkwood Homes and Members agreed to hear the request to speak.

The Senior Planning Officer introduced the report, a previous report on a similar proposal on this site had been accepted by Area Committee in December 2014. The development delivers on an allocated site and forms part of the originally consented enabling development for Ury House. Members were advised that the affordable housing provision for this development was to be offsite and had already been consented. Therefore none of the units within this application were to be affordable homes. Members queried a number of items including the link road from Cowie to East Lodge and the planting in the biodiversity corridor.

The Planning Officer advised that no more than 85 dwellings on either side of the Cowie Water should be occupied until such time as the consented link road or an agreed alternative was in place. The Committee heard from Allan Rae in support of the application, who confirmed the planting would be a mix of Hawthorn and Pine.

After further discussions, the Committee **agreed** to delegate to the Head of Planning and Environment Service subject to:-

- i) Satisfactory consultation responses from Infrastructure Services' Roads Development and Transportation, and inclusion of any additional controls they require by condition or legal agreement;
- ii) A s.75 legal agreement to tie in with the original enabling s.75 agreement, and to secure the required contributions towards sport & recreation and healthcare, along with any additional control measures identified through i above;
- iii) The following conditions;

01.No works in connection with the development hereby approved shall commence unless an Access Plan for continuing non-motorised public access has been submitted to and approved in writing by the planning authority. Details of the plan shall include:

- a) The location of existing paths, including core paths and desire lines on or adjoining the site;
- b) The location and duration of temporary diversions during construction of the approved development;
- c) Details of new routes and proposed route changes;

- d) Path construction specifications;
- e) Details of structures, fittings and signage;
- f) Details of and timescales for the implementation and phasing of the path works;
- g) Details of the future maintenance of the proposed path(s);
- h) Written justification for the measures proposed.

The Access Plan MUST include timescales for the implementation and completion of the works.

The development shall be carried out in complete accordance with the approved Access Plan.

Reason: To ensure the adequate provision of public access within and around the site during and after development.

02. No works on plots 112, 113, 132 or 179 shall take place until the minor watercourse to the west of the site has been diverted, and buffer strips of 6m are in place on both sides of the watercourse. For the avoidance of doubt, the works to the water course lie out with this application site and shall be subject of separate consent in their own right.

Reason: In the interests of managing the water environment, to prevent potential flood risk.

03. No development shall commence on site until a site specific Construction and Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Planning Authority in consultation with SEPA. All works on site must be undertaken in accordance with the approved CEMP unless otherwise agreed in writing with the Planning Authority.

Reason: In order to minimise the impacts of necessary construction works on the environment.

04. 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

11.2 Reason for Decision

The proposed layout and design presents a continuation of the adjacent development, proposing a good range of house types in a permeable layout with good connectivity and open space within the site, compliant with the relevant policies, and delivers housing on an allocated site, within the Aberdeenshire Local Development Plan (2017).

(B) Reference No: APP/2019/1308

Description: Full Planning Permission for Extension to Existing Caravan Park at Cloak Caravan Park, Catterline, Stonehaven.

Applicant: Mr Lindsay Soutar, Cloak, Catterline, Stonehaven, AB39 2UN.

Agent: Cowie Chartered Architects, Allardyce Castle, Inverbervie, DD10 0ST.

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

The Senior Planning Officer introduced the report and advised the application was for an extension to an existing caravan park for an additional 17 caravan stances. Members queried the length of stay at the holiday accommodation, the landscaping at the park and noted that this was the third extension to the caravan park. Members were advised that this accommodation was solely for temporary holiday letting and that a planting scheme would be implemented. Overall the extension is considered to have a limited impact on the character and amenity of the surrounding area and Catterline Conservation area.

After further discussions, the Committee **agreed** to grant full planning permission subject to the following conditions:-

01.The caravans hereby approved shall be used solely as temporary holiday letting accommodation and for no other purposes whatsoever including use as permanent residential units without the prior express grant of planning permission by the planning authority. The caravans shall not be occupied as a person's sole or main residence and the owner of the caravans shall maintain an up-to-date register of the name of each occupier of the caravans on the site, their length of stay and their main home address and shall make this information available at all reasonable times to the planning authority.

Reason: The occupation of the caravans as permanent residential units would not comply with the Council's Local Development Plan policies regarding residential development in this area.

02.No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained;
- b) Protection measures for the landscape features to be retained;
- c) Existing and proposed finished levels;
- d) The location of new trees, shrubs, hedges and grassed areas;
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- f) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment;
- g) An indication of existing trees, shrubs and hedges to be removed;
- h) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. 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.

03. The development hereby approved shall not be brought into use unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Ground Assessment and Drainage Recommendation Report by S.A. McGregor dated 16 September 2019. The foul and surface water drainage systems 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.

04. 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.

11.2 Reason for Decision

The proposed extension is to an existing caravan park and would assist in providing additional accommodation for tourists. As such, the proposal accords with Policy R1 Special rural areas. Due to the existing use of the site and the proposed scale of the extension, it is not considered there would be an adverse impact on amenity of neighbouring residents or on the character or appearance of the Catterline Conservation Area. The proposal complies with Policy P1 Layout, siting and design, Policy HE2 Protecting historic and cultural area and satisfies all other relevant policies of the Aberdeenshire Local Development Plan 2017.

(C) Reference No: APP/2019/1703

Description Full Planning Permission for Erection of 5 Dwellinghouses and Garages, Formation of Access at Land Adjacent to The Boat House at The Kriek, Mill of Uras, Stonehaven, Aberdeenshire, AB39 2TQ.

Applicant: Elgrun Ltd, The Boathouse, Mill of Uras, Catterline, AB39 2TQ.

Agent: Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL.

A report by the Director of Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item as there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.

As indicated under section 1 of the minute, Councillors Dickinson and Carr declared an interest and left the Committee room whilst this item was considered and took no part in the

determination. The Committee agreed to hear both requests to speak one from Michael Lorimer, agent for the applicant and the second request from Phil Murray, objector.

The Senior Planning Officer advised that the proposed development would provide an affordable home and support the local primary school which had capacity. The proposal had been assessed in terms of its impact on the character of the surrounding area, the amenity of neighbouring residential properties and potential road safety implications. Furthermore, all technical matters had been resolved in compliance with the Local Development Plan 2017. Members queried road safety at this access, being aware that road safety was cited in the proposed development plan as a reason for removal of the site. The Senior Planning Officer advised that the road safety concerns were not raised by a consultee but related to a public comment as part of the consultation process. Furthermore the Officer from the Roads Service confirmed following a review of incidents at this junction there had only been one in 2009. Since then road markings have been improved and signage has been updated.

The Committee heard from Michael Lorimer, agent for the applicant in support of the application, stating there had been no objections from consultees and no serious accidents.

Members then heard from Phil Murray, objector to the application raising the issues with the road safety at the junction with the public road and the principle of developing five houses.

After further consideration and discussion, the Committee **agreed** that authority to grant Full Planning Permission be delegated to the Head of Planning and Environment Service subject to:-

- i. The satisfactory conclusion of a Section 75 Legal Agreement to address the required Developer Obligations;
- ii. The following conditions;

01. No works in connection with the development hereby approved shall commence unless;

- a detailed site-specific construction method statement and site plan for surface water arising from construction is submitted for approval in writing by the planning authority, thereafter all surface water treatment on the site shall be carried out in strict accordance with the approved method statement.
- A Surface water management strategy to be submitted for approval by the Planning Authority, for each Plot.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

02. No works in connection with the development hereby approved shall commence unless samples and colour of all the materials 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 occupied 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.

03. No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store areas have been submitted to and approved in writing by the planning authority. The areas shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. No dwellinghouse shall be occupied unless the refuse bin uplift store areas

have been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store areas shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

04. Prior to commencement of development, a lay-by is to be formed on frontage of the site & the proposed vehicular access to be taken via this (as shown on drawing number P-02 rev D). Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.

Reason: To ensure the existing road network can accommodate the traffic likely to be associated with the proposed development in the interests of road safety.

05. No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 90m metres in both directions along the channel line of the public road has been provided from a point 2.4 metres measured at right angles from the existing edge of the carriageway surface along the centre line of the approved new access (as shown on drawing number P-02 rev D), in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays once formed, the visibility splays shall be permanently retained thereafter, and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

06. 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

07. The dwellinghouses hereby approved shall not be occupied unless:

- The vehicular access, driveways and off street parking areas (16 in total) hereby approved shall be provided and surfaced in accordance with the details shown on the approved plans.
- The first five metres of the driveways measured from the back of the footway or edge of road shall be fully paved and shall have a maximum gradient not exceeding 1:20. The access shall be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road.
- a suitable vehicle turning area, as shown on Drawing number P-02 Rev D must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.

Once provided, the access, driveways, parking areas and turning area shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the access, driveways, parking areas and turning area to an adequate standard; to prevent the carriage of loose driveway material on to the public road and to ensure the retention of adequate off-street parking facilities, all in the interests of road safety.

08. The dwellinghouses hereby approved shall not be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans [Drawing No 133445/2000] and Drainage Assessment carried out by Fairhurst (July 2019). The foul and surface water drainage systems 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.

09. 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.

10. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme Drawing No P-11 Revision E and Landscape Maintenance Strategy (AKA Kenyon Architects Ltd). 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.

11.2 Reason for Decision

The proposed development is on an allocated site and is appropriately designed and scaled, and would have no adverse impacts on the surrounding character or amenity of the neighbouring residents in compliance with Policy H1: Housing Land, Policy P1 Layout, siting and design, Policy C4 Flooding, Policy RD1 Provision suitable services and Policy RD2 Developer Obligations of the Aberdeenshire Local Development Plan 2017.