

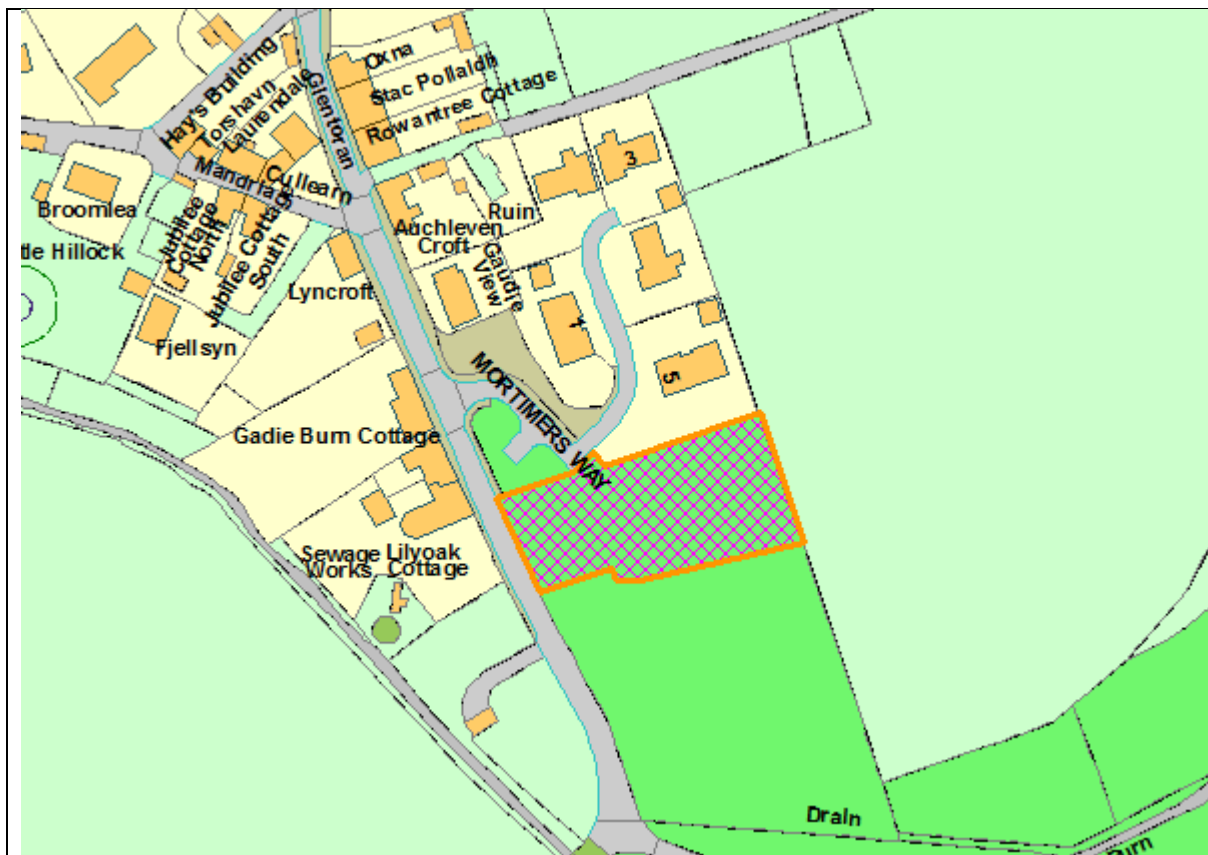
Garioch Area Committee Report – 03 December 2019

Reference No: APP/2019/2054

**Full Planning Permission for Erection of 3 Dwellinghouses (Plots 6-8, Phase 2),
at Plots 6 to 8, Mortimer's Way, Auchleven, Inch, Aberdeenshire**

Applicant: Alan Grant Grampian Ltd
Agent: Martyn Skinner, Archon Design Ltd

Grid Ref:	E:362470 N:824158
Ward No. and Name:	W10 - West Garioch
Application Type:	Full Planning Permission
Representations:	0
Consultations:	6
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	Countryside, RHMA
Complies with Development Plans:	Yes
Main Recommendation:	Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1g of Part 2C Planning Delegations of the Scheme of Governance as there is an unresolved objection from a consultee.
- 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 Full planning permission is sought for the erection of 3 dwellinghouses at Plots 6-8 adjacent to Mortimer's Way, Auchleven.
- 2.2 The application site comprises some 0.27ha and is located at the southern end of the Auchleven settlement on the east side of the B992 public road. The site lies on prime agricultural land within the countryside, surrounded by open rural land to the east, and sits on an elevated position above the road. There is an existing relatively recent residential development to the north comprising five dwellings, and the site to the south benefits from planning permission for two dwellings. Further to the south there is an existing burn and strategic tree planting belt, both of which run east- west. From site observations, there appears to have been some earthworks undertaken and the resulting site area appears to have been levelled, with the land sloping fairly steeply southwards and south westwards towards the tree belt, although the site is relatively covered in shrubs and bushes.
- 2.3 Full planning permission for three dwellinghouses was granted for this site under application reference APP/2015/1572, however this has since lapsed, and this current application seeks permission for the same proposal. The proposed site layout shows Plots 6 and 7 positioned centrally within the plot and orientated to front towards the public road to the west, with Plot 8 positioned further east facing south. Each plot would measure approximately 440sqm, 455sqm and 750sqm respectively, with an area comprising approximately 585sqm proposed as open amenity space to the west separated by the proposed shared access road which would lead from the existing road serving Mortimer's Way to the north and head east.
- 2.4 Each plot would be separated by 1.8m high timber fencing and has separate driveways and refuse areas. A garden wall is proposed along the eastern edge of the site at Plot 8, and the site will be bound by an embankment and post and wire fence to this side, and an existing stone wall to the west. The development is to connect to the public water supply and foul drainage network, with soakaways proposed for each plot in the rear garden ground for the disposal of surface water drainage. Further earthworks will be required to accommodate the development, approximately 2m cut and fill would be required.

2.5 The proposed dwellinghouses would be 1.5 storeys in scale, featuring projecting gables and adjoined garages. Plots 6 and 7 would be the same house type, with Plot 8 being slightly larger including traditional dormer windows, a projecting porch and lean-to. Proposed finishing materials include slate effect roof tiles, drydash walls, timber cladding and timber windows and doors to match the adjacent properties.

2.6 As noted above, in terms of planning history, there has been a series of associated applications surrounding the site and approved as organic growth of the settlement. Relevant planning applications include:

- Site to north
APP/2007/5001– Proposed erection of 5 dwellings – Granted
APP/2004/2606 – Proposed erection of 6 dwellings - Refused

- Site to west
APP/2015/1592 Erection of dwellinghouse - Granted

- Application site
APP/2015/1572 - Full Planning Permission for erection of 3 dwellings – Granted

APP/2014/3897- Full Planning Permission for erection of 3 dwellings - Withdrawn

2.7 In support of the application the following information has been submitted:

- **Design Statement-** *produced by Archon Design, dated September 2019.* This provides a site context and justification for the design rationale of the proposed development with reference to materials, sustainability, and access.
- **Ground Assessment and Surface Water Disposal Recommendation Report-** *produced by S.A.McGregor Geotechnical & Environmental Onsite Services dated 8 May 2015.* This report confirms that the soils are well-draining, and the underlying strata are considered suitable for sub-surface soakaways for the disposal of surface water drainage. It states that this drainage arrangement is not considered to pose a risk to local water supplies and the ground water. The report is accompanied by a signed certificate.
- **Supporting Statement-** *produced by Archon Design, dated October 2019.* This comments on the status of the prime agricultural land and the review of this at the time of the original consent. At the time of the previous application it was considered that this was a minor encroachment and the topsoil was removed to allow for building works to begin, and as such the land is limited in agricultural value and would remain as wasteland if not developed.

- **Copy of Scottish Water Application Decision-** this was provided by the agent to demonstrate acceptability by Scottish Water in 2016 of an application for new sewer infrastructure subject to conditions regarding manholes and wayleave agreements in relation to the previously approved development.

3. Representations

- 3.1 No valid letters of representation have been received.

4. Consultations

- 4.1 **Business Services (Developer Obligations)** note that contributions have been previously secured for this application via a Section 69 Legal Agreement (upfront payment) under the previous application APP/2015/1572 which will be offset to the current application. Therefore, in this instance, no additional contribution is required.
- 4.2 **Education and Children's Services (Education)** do not object to this application, however, it notes that due to the current roll and capacity at Premnay School, mitigation will be required. Upon further discussion with this Service, this has been secured via the previously obtained developer contributions.
- 4.3 **Infrastructure Services (Flood Risk and Coast Protection)** originally responded with no comments to make. Upon further review at the request of the Planning Service following receipt of the Community Council objection this Service commented noting that the development will dispose of surface water to soakaways, and the topography indicates that any exceedance flows will not shed towards the areas raised in connection with surface water flooding in the community council submission. It was confirmed that the Service does not comment on foul drainage issues.
- 4.4 **Infrastructure Services (Roads Development)** note that the existing access and visibility are sufficient for the proposed development, and an extension of the existing adopted road network is required, which will be achieved through a Road Excavation Permit. Overall, the Service has no objection subject to a standard parking condition being attached to any permission granted.
- 4.5 **Bennachie Community Council (BCC)** object to the proposal on the basis of the proposed houses being connected to the Auchleven Waste Water Treatment Works due to insufficient capacity of the combined sewer and foul water system. The BCC raises concerns with regards to surface water flooding affecting nearby properties, untreated sewage, odour from waste water and manholes, flooding of the Gadie Burn and public health impacts from this. The letter from the Community Council is attached to this report as **Appendix 1**.

- 4.6 **Scottish Water** has no objection to this proposal, however the response notes that this does not confirm the development can be serviced and advises that there is currently sufficient capacity in the Invercarnie Water Treatment Works, and that it is unable to confirm capacity at the Auchleven Waste Water Treatment Works at this time. This agency therefore recommends a pre-development enquiry be submitted directly to Scottish Water.

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.

In terms of assessment against the Strategic Development Plan, due to the small scale of this proposal the proposed development is not considered to be strategic or regionally significant, or require consideration of cross-boundary issues and, therefore, does not require detailed consideration against the SDP.

5.3 Aberdeenshire Local Development Plan 2017

Policy R2: Housing and employment development elsewhere in the countryside

Policy P1: Layout, siting and design

Policy E2: Landscape

Policy PR1: Protecting important resources

Policy C1: Using resources in buildings

Policy C4: Flooding

Policy RD1: Providing suitable services

Policy RD2: Developers' obligations

5.4 Other Material Considerations

The planning history of the site and immediate area must be a significant material consideration in the determination of this application.

6. **Discussion**

6.1 Full planning permission is sought for the erection of three dwellinghouses on the edge of the Auchleven settlement. The main issues to be addressed in the determination of the application include the acceptability in principle of the proposed development, and the layout, siting and design of the proposal. The policies contained within the Aberdeenshire Local Development Plan (LDP) 2017 are the main consideration in this case, together with assessment of any materials considerations include the planning history.

Principle of development

6.2 In principle, among other things, Policy R2 supports small scale growth of settlements (up to 3 houses) where a particular need for development has been identified, on land within 200m of an identified settlement. The policy specifically states that the number of units approved cannot exceed 20% of the size of the existing settlement, up to a maximum of 10 new homes during the plan period.

- 6.3 Auchleven is identified as a settlement in Appendix 4 of the LDP suitable for organic, small scale growth. The application site lies approximately 10-15m from the settlement boundary in compliance with Policy R2. In terms of capacity, although there is significant planning history in terms of small scale growth of Auchleven, the previous approvals outlined above were granted in the last LDP period, and therefore do not take up the capacity of the current plan period. Notwithstanding the previous approval for three dwellinghouses on this site, as this permission has lapsed, the new proposal must be considered under the LDP 2017.
- 6.4 Under this current plan only one other development for three units has been granted (under APP/2017/2705) in Auchleven and this is nearer the primary school. This leaves a remaining capacity for seven units and therefore, as the application is for three new dwellinghouses within 200m of the Auchleven settlement boundary, the proposal is compliant with Policy R2, and the principle of development can be accepted.
- 6.5 Given the planning history in this case, Business Services (Developer Obligations) note that no contributions are sought in this instance as this will be offset from the previous approval. Education and Children's Services (Education) also note that this secures the mitigation required. Therefore, the proposal satisfies Policy RD2.

Prime Quality Agricultural Land

- 6.6 The site is identified as prime agricultural land, with most of Auchleven surround by such designation. Approximately 50% of this site is designated as grade 3.1 prime agricultural land. As such, initially a request for a Land Capability assessment was sent to the agent. However, in response to this request the agent submitted a supporting statement to justify that this was not required in this instance as permission was previously granted for 3 dwellinghouse on this site, and this issue was addressed in detail at this stage; and due to the current state of the land due to topsoil removal and poor quality shrubs on site. Furthermore, the site is bound by neighbouring developments, or sites benefitting from planning permission, and therefore is considered to be less valuable. In the supporting statement, the agent states that due to these reasons, should development not be granted, the site would remain unused.
- 6.7 Policy PR1 of the ALDP states that prime agricultural land should not normally be developed unless it is allocated in the Local Development Plan. While the current site is not formally allocated, it is compliant in principle under Policy R2, and it is the opinion of the Planning Service that sufficient justification has been given in this case and the loss of any prime agricultural land would be small. This small site is not considered to be highly viable in terms of agriculture. The benefits of siting the development immediately adjacent to the existing settlement and neighbouring sites outweighs any loss of quality land. Therefore, on balance, given the acceptability of this siting under the previous application, and what is considered to be a minor encroachment on prime

agricultural land the proposal is considered acceptable in terms of Policy PR1 and no further survey is required.

Layout, siting and design

- 6.8 In terms of layout and design the proposal is identical to the previously granted scheme. This remains appropriate as the proposed units are suitably scaled and designed to be in keeping with the adjacent five dwellinghouses and the scale, orientation and distance would mean that there would be no adverse amenity impact arising from this development. Visually, the proposed house types feature traditional proportions and the materials proposed will match the adjacent development. Landscaping will be conditioned as part of any permission granted to ensure the site is suitably integrated into the wider setting, particularly when viewed from the southern public road. The proposed amenity space to the west provides an appropriate buffer between the road and development to lessen any impact. This should also be appropriately landscaped.
- 6.9 Overall, the proposal is considered to be appropriately designed and scaled with no negative amenity impacts, demonstrating compliance with the six qualities of a successful place under Policy P1 of the ALDP, and it would respect the landscape character of the area in accordance with Policy E2.

Technical Matters

- 6.10 Access to the site would be obtained by the existing adoptable road serving the adjacent development. This would be slightly extended then a shared access with private driveways provided to serve the development. A condition will be attached seeking sufficient off-street parking. Infrastructure Services (Roads Development) has no objection to the proposal which is considered to satisfy Policy RD1. Further in compliance, the proposal will appropriately be connected to the public water supply.
- 6.11 A condition will be attached to any permission granted seeking the submission of an energy efficiency statement in order to demonstrate carbon neutrality in accordance with Policy C1.

Flooding and Drainage

- 6.12 The proposal seeks to connect to the public foul drainage network for the disposal of foul water and to install soakaways for the disposal of surface water as the ground assessment concludes suitable soil conditions for this. Bennachie Community Council (BCC) raise objection to this on the basis of flooding, insufficient capacity and associated issues arising from this which cause inconvenience and impact to residents of Auchleven. The BCC consider that the proposal should be refused on this basis due to the lack of capacity within the public drainage infrastructure for additional development.

- 6.13 Both Infrastructure Services (Flood Risk and Coast Protection) and Scottish Water were consulted on this application. Initially the former had no comments to make, and upon review following receipt of the BCC objection, it noted that the development will dispose of surface water to soakaways, and the topography indicates that any exceedance flows will not shed towards the areas raised in connection with surface water flooding in the community council submission. This is considered to address any surface water flooding concerns in regard to Policy C4.
- 6.14 With regards to foul water drainage Infrastructure Services (Flood Risk and Coast Protection) will not comment on such issues, however Scottish Water raise no objection to the proposal. While its response states it is unable to confirm capacity, it will be the responsibility of the developer to ensure they can adequately service the site in this regard by connecting to the public sewer, and any permission granted will be conditioned as such. In response to this, the agent provided a copy of a previous application for connection to the sewer which was accepted (subject to conditions) by Scottish Water. While it is recognised that this is an out of date document, this would be a matter for the developer to resolve prior to development and occupancy. Should a private drainage arrangement be required, this would require the express grant of planning permission. In terms of odour concerns arising from the sewer this is out with the control of the Planning Service; however, this should be resolved if a public connection is achieved.
- 6.15 Therefore, based on the proposal connecting to the public drainage infrastructure, and not increasing flood risk, the proposal is considered satisfactory to the Planning Service in accordance with Policy C4 and RD1 of the ALDP 2017.

Conclusion

- 6.16 Overall, the proposal is acceptable in principle as small scale growth of a settlement and is appropriately designed and scaled. While the concerns of Bennachie Community Council have been fully considered, there is no evidence that the proposal cannot be adequately accessed and serviced. The application is in compliance with all relevant policies contained within the Aberdeenshire Local Development Plan 2017 and is therefore recommended for approval.

7. Area Implications

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

8. Implications and Risk

- 8.1 An equality impact assessment is not required because the proposed development is not considered to give rise to any differential impacts on any of the protected characteristics.

- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 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. The development hereby approved shall not be occupied unless off-street parking for 7 cars surfaced in hardstanding materials has been provided in accordance with the details shown on the approved plans. Once provided, the approved parking shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the parking to an appropriate standard and to ensure the retention of adequate off-street parking facilities within the site, all in the interests of road safety.

02. That notwithstanding the provisions of Class 3E of the Schedule of The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no means of enclosure, other than that shown on the approved plans, shall be erected on the site without an express grant of planning permission from the Planning Authority.
Reason: In the interests of the character and appearance of the development.
03. That no works in connection with the development hereby approved shall take place 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:
- i. Existing landscape features and vegetation to be retained.
 - ii. The location of new trees/shrubs/hedges/grassed areas/water features.
 - iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
 - iv. The location, design and materials of all hard landscaping works including walls, fences and gates.
 - v. An indication of existing trees, shrubs and hedges to be removed.
 - vi. A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. 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.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation 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 and to ensure that the landscaping is managed and maintained in perpetuity.

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 the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments.

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 the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

05. 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.

06. 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.

07. That the proposed surface water drainage systems serving the residential house plots shall be carried out in accordance with the approved details as contained within the Ground Assessment and Surface Water Disposal Recommendation Report by S. A. McGregor dated 8th May 2015 and as detailed on the stamped approved plans. No dwellinghouse hereby approved shall be occupied unless the approved drainage system has been implemented in this form, unless otherwise agreed in writing with the Planning Authority. Following provision of the drainage system it shall thereafter be maintained by the developers or their successors in accordance with the approved maintenance scheme.

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

11.2 Reason for Decision

The proposed development is an appropriate small scale growth of the identified Auchleven settlement, and is suitably designed and scaled, can be adequately accessed and serviced and would not result in the adverse loss of prime agricultural land in accordance with Policy R2: Housing and employment development elsewhere in the countryside; Policy P1: Layout, siting and design; Policy RD1: Providing suitable services; and Policy PR1: Protecting important resources of the Aberdeenshire Local Development Plan 2017.

Stephen Archer
Director of Infrastructure Services
Author of Report: Jane Weir (Senior Planner)
Report Date: 15 November 2019

APP/2019/2054

Appendix 1

Dear Ms Weir

Please find below Bennachie Community Council's representation on planning application APP/2019/2054, submitted today following agreement on an extended deadline with Jim Martin last week.

APP/2019/2054 | Erection of 3 Dwellinghouses (Plots 6-8, Phase 2) | Plots 6 To 8 Mortimer's Way Auchleven Insch Aberdeenshire

For the reasons stated below, Bennachie Community Council objects to the three proposed houses being connected to the Auchleven Waste Water Treatment Works (WWTW).

Based on discussions with local residents BCC offers the following observations on the handling of and capacities for surface water and foul water in Auchleven.

1. Surface water flooding affects several properties in the area around the crossroads where the B992 crosses the unclassified road leading from Daies to Leslie.
2. The occupiers of Aultcairn and Rowan Cottage reported the following problems:
 - Surface water flooding during and after periods of heavy rainfall, which has in the past flooded houses and necessitated the use of high volume pumps.
 - Raw, untreated sewage entering back gardens, which has occurred several times and appears to be related to the worst of the surface water flooding events.
3. The owners of Aultcairn also reported that a dye test was conducted by Scottish Water on drains in the vicinity of the crossroads. The results, which are presumably on record, were not as anticipated, with dye not reappearing in any of the expected locations. The ultimate destination of the dye was never identified.
4. Another resident reported "terrible smells" coming from the WWTW and from sewer manholes along the street. On one occasion Scottish Water delivered two five-gallon containers of "scented water", which apparently was intended to be sprayed on the ground around the property to disguise the smell, but proved ineffectual.

Residents of Auchleven are firmly of the opinion that the WWTW does not have sufficient capacity for existing properties; that it has been overloaded by recent housing development; and that there is a connection between surface water flooding events and sewage backing up and discharging into gardens. These claims are supported by the above observations and it appears that flooding of the Gadie Burn causes sewage to back up at the WWTW and/or that there is insufficient capacity in the combined sewer.

BCC objects, on the following grounds, to houses proposed under planning

application APP/2019/2054 being connected to the Auchleven Waste Water Treatment Works:

1. The problems outlined above, which are the cause of inconvenience, stress and anxiety to local residents, and must surely constitute a risk to public health, are likely to be exacerbated by connection of further houses to the treatment works and combined sewer.
2. Lack of capacity in the foul water treatment system is a material consideration of sufficient weight to warrant refusal of permission for connection of the proposed development.

BCC believes the problems described above should be fully investigated, and unless Scottish Water is able to prove conclusively that the treatment works and combined sewer have sufficient capacity, no further development should be permitted in Auchleven until the system has been upgraded.

Regards

Stuart Rennie

Planning Spokesperson

Bennachie Community Council

Approved by:

Sarah Robinson - Chair

Wendy Glasspool - Secretary