

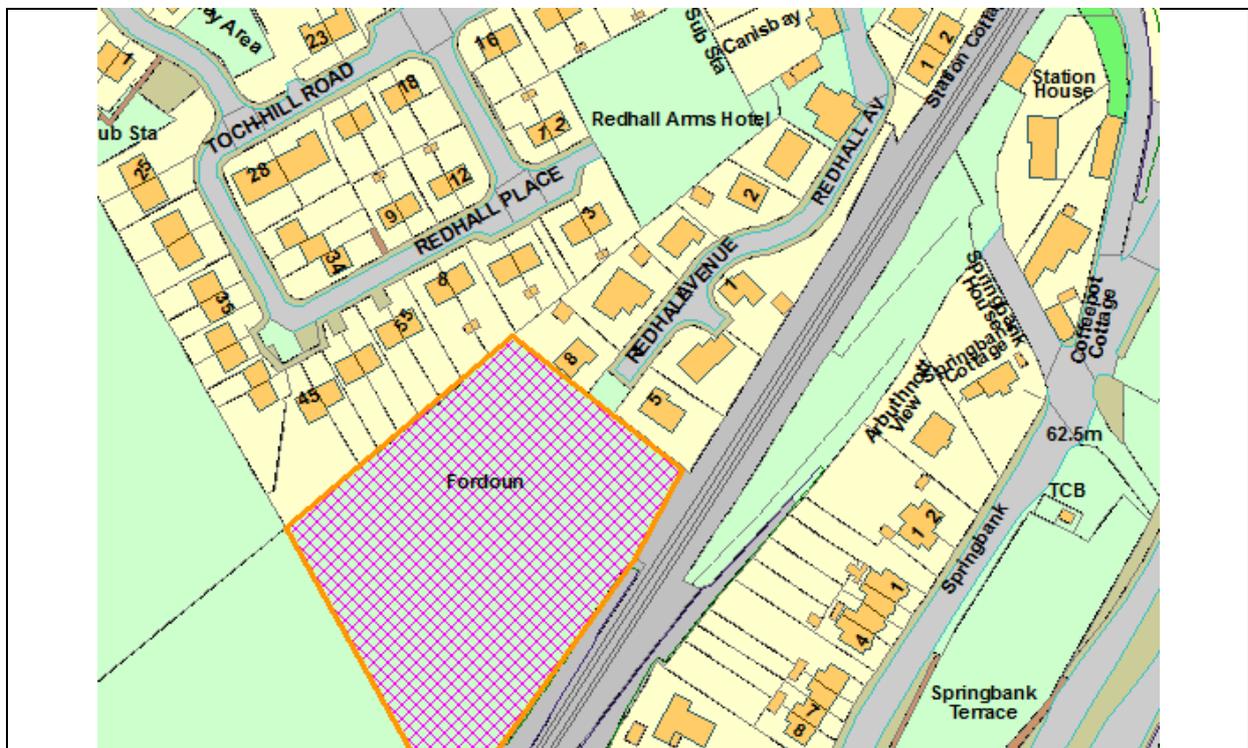
## Kincardine & Mearns Area Committee Report 24 March 2020

Reference No: APP/2019/0497

### Planning Permission in Principle for Residential Development at Site OP1, Redhall Avenue, Fordoun, Laurencekirk

**Applicant:** Robert Blyth  
**Agent:** Harry McNab, Hollygrove, Upper Lochton, Banchory,  
AB31 4ES

Grid Ref: E:374895 N:775714  
Ward No. and Name: W19 - Mearns  
Application Type: Planning Permission in Principle  
Representations: 6  
Consultations: 11  
Relevant Proposals Map: Aberdeenshire Local Development Plan  
Designations: ALDP 2017 Allocated Site 'OP1'  
Complies with:  
Development Plans: Yes  
Main Recommendation: Delegated 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.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.
- 1.2 Furthermore, the Committee is also 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.3.1f of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.
- 1.3 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 Planning permission in principle is sought for the erection of 17 dwellinghouses at site OP1, Redhall Avenue, Fordoun.
  - 2.2 The application site is located within the settlement boundary of Fordoun. It comprises a roughly rectangular area of a field located in the southern corner of Fordoun and measures approximately 0.9ha. An area of approximately 0.1ha extends southwest of the boundary of the settlement. The site is bounded by an agricultural field to the southwest, the railway line to the southeast and residential properties on remaining sides. A watercourse, the Burn of Leppie, runs in an east-west direction to the south of the site. The site slopes gently downwards from the north to the south, with an embankment up to the railway line and down to the burn. The A90 trunk road is located beyond the railway, approximately 135m from the application site. The site is bounded by post and wire fencing around the field and timber fencing at the residential properties. Redhall Avenue, located to the northeast of the site, leads through existing housing towards the site. Fordoun itself is a small village, which the railway line runs through. The housing in Fordoun is mixed, with various house designs, styles and ages.
  - 2.3 The site is allocated in the Aberdeenshire Local Development Plan 2017 as site OP1, indicatively for 15 dwellinghouses, and is described as 'the most logical location for the expansion of the settlement as it will round off development to the south'. There are no previous permissions for this site, however an enquiry was submitted relating to this application.
  - 2.4 The application is for planning permission in principle, however an indicative layout shows an access road into the site, a turning area, 17 house plots, drainage provision and open space. Access into the development would be taken from Redhall Avenue.
-

## Supporting information

2.5 The following information has been submitted at the request of the Planning Service:

- Drainage Impact Assessment (Ramsay and Chalmers) – Report dated August 2019 outlining the proposed drainage infrastructure for the site. Surface and foul waters would be disposed of via existing public drainage infrastructure which crosses the site. Surface waters would be sent to a detention basin, proposed to be located in the southern corner of the site before connecting to existing infrastructure. Foul waters would be collected and conveyed by gravity sewers to the existing public drainage system.
- Noise Impact Assessment (CSP Acoustics) – Report dated July 2019 following a request from Infrastructure Services (Environmental Health). The report identifies that mitigation measures will be required to ensure that the internal noise levels, as a result of the nearby railway line and trunk road, would be below the standard required. However, at this stage, the extent of mitigation required is unknown as the final site layout is not known at this stage. Indicative measures have been suggested but will be reviewed when the final layout is known. Alternative ventilation in the form of trickle vents and acoustic glazing will provide sufficient mitigation against road traffic and railway noise.

### 3. Representations

3.1 A total of 6 valid representations (6 objection) have been received as defined in the Scheme of Governance. All issues raised have been considered. The letters raise the following material issues:

- The site floods;
- No need for housing in Fordoun;
- Existing road infrastructure not fit for purpose and design and layout of Fordoun does not favour extra traffic volume;
- Lack of facilities to justify expansion of Fordoun;
- Limited space and houses would encroach on privacy of existing houses;
- Number of dwellings is excessive and more than that quoted in the local development plan;
- Traffic calming measures would be required;
- Primary school at capacity;

### 4. Consultations

#### Internal

4.1 **Business Services (Developer Obligations)** has confirmed that contributions have been agreed towards the provision of 4 affordable units on site, secondary education and healthcare. The contributions would be secured via a Section 75 Legal Agreement.

4.2 **Education & Children's Services (Education)** has confirmed that this service has no objection to this development. It has been confirmed that

mitigation in the form of developer obligations would be required in relation to Mearns Academy. No contributions are sought towards primary education provision at Redmyre School.

- 4.3 **Infrastructure Services (Contaminated Land)** requested further information on the former use of the site. Details have been submitted and there is no indication of any past use which might have caused contamination. This Service has no further comment on this application.
- 4.4 **Infrastructure Services (Environmental Health)** initially objected to the proposal and requested the submission of a noise impact assessment (NIA). Following the submission of an NIA, it is concluded that mitigation against existing noise from the A90 trunk road and railway line would be required and indicates that the site can be made suitable for the development of housing, however measures cannot be specified as the final site layout is not known. It is requested that should permission be granted, a condition relating to details of mitigation measures required for the final site layout.
- 4.5 **Infrastructure Services (Flood Risk & Coast Protection)** initially requested further information in relation to a topographic survey and a drainage impact assessment. Upon receipt of the requested information, this Service is satisfied, for the purposes of permission in principle, that the development can be situated at an acceptable elevation above the watercourse located to the south of the site. Conditions relating to the details of the site layout, surface water drainage design and layout, pre and post development ground levels and finished floor levels are requested to be attached to any permission granted.
- 4.6 **Infrastructure Services (Housing Strategy Team)** states that the proposal must provide an onsite contribution of 25% of affordable housing. This would be 4 units onsite and a commuted cash sum for 0.25 units based on the proposal for 17 residential units. The Housing Service support this application in principle.
- 4.7 **Infrastructure Services (Roads Development)** initially objected to the proposal. As a result of the proposed increase in housing, this would trigger the requirement for a secondary access onto the public road, which is proposed by the existing emergency access road to the north of the Toch-Hill Place, to the north of the industrial development site. It was not clear if the required visibility splays could be achieved. A separate Section 56 roads consent application and legal agreement would be required for these works.

Following receipt of an updated road layout plan, drawing 02 – Emergency Access Site Plan, Roads Development has no objection to the proposal subject to conditions relating to: upgrade of the existing emergency access section of Toch-Hill Place to a full access; provision of a footway linking Toch-Hill Place to Station Road; provision of parking spaces in accordance with the Council's Car Parking Standards; visibility splays to be formed at the secondary access.

- 4.8 **Infrastructure Services (Waste Management)** initially objected to the application and requested a swept path analysis to be submitted. Following clarification that the application is for planning permission in principle and the final road layout is not known, this Service removed their holding objection, subject to approval by Infrastructure Services (Roads Development).

External

- 4.9 **Mearns Community Council** comment that the development will bring additional cars into the village which would impact on delays at traffic lights and the A90 junction.
- 4.10 **Network Rail** has raised no issues with the principle of the development, subject to conditions requested to be attached to any permission granted. These conditions relate to: details of fencing adjacent to Network Rail's boundary; details of surface and foul water drainage; landscaping scheme details to be submitted; noise impact assessment to be submitted.
- 4.11 **Scottish Water** has no objection to this proposal, however the applicant is advised that this does not confirm that the proposed development can currently be serviced and further investigations may be required to be carried out once a formal application has been submitted 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.

## 5.3 Aberdeenshire Local Development Plan 2017

Policy H1 Housing land  
Policy H2 Affordable housing  
Policy R2 Housing and employment development elsewhere in the countryside  
Policy P1 Layout, siting and design  
Policy P2 Open space and access in new development  
Policy P4 Hazardous and potentially polluting developments and contaminated land  
Policy C1 Using resources in buildings  
Policy C4 Flooding  
Policy RD1 Providing suitable services  
Policy RD2 Developers' obligations

## 5.4 Other Material Considerations

None.

## 6. Discussion

- 6.1 The main issues to consider in the determination of this application are whether the proposal is acceptable in principle and any likely impacts on the character or amenity of the surrounding area. Other technical issues such as noise, access and drainage matters are also material in the determination.

### Principle of development

- 6.2 The site lies predominantly within the settlement boundary of Fordoun, with a small portion to the west slightly outwith the boundary line. The site is allocated within the Aberdeenshire Local Development Plan 2017, identified as site 'OP1' and was designated site H1 in the previous local development plan. Policy H1 Housing land states that development of housing on sites allocated for that purpose will be supported, subject to compliance with other relevant policies. In general, the principle of the development of this allocated site is considered acceptable. Whilst letters of representation have claimed that housing is not in demand in Fordoun, as an allocated site for housing there is no planning reason to refuse the principle of the proposed development on this site.
- 6.3 The increase in area (approx. 0.1Ha) to the allocated site is considered to be acceptable in order to facilitate the modifications to the existing drainage infrastructure which would serve the development. In addition, it is not considered that the resultant area would have a significant adverse impact on the character of the area. Whilst not meeting any of the specified criteria of Policy R2 Housing and employment development elsewhere in the countryside, in this instance, the proposal is considered acceptable as a minor departure as a result of the limited impact the inclusion of this area of land would have on the character of the wider area and that it would help facilitate the delivery of this allocated site.

### Affordable housing

- 6.4 Policy H2 Affordable housing states that new housing of four or more houses must include 25% of the service plots for affordable housing. Infrastructure Services (Housing Strategy Team) confirms that, based on the proposal of 17 residential units, 4 units would be required onsite and a commuted cash sum for 0.25 units. This has also been agreed in the contributions for developer obligations and would be secured via a Section 75 legal agreement. The proposal meets the requirements for affordable housing and as such, the proposal complies with Policy H2 Affordable housing.

### Layout, siting and design

- 6.5 This application is for planning permission in principle, therefore no details of the site layout or design of the dwellinghouses have been submitted. However, the indicative site plan demonstrates that the site can accommodate 17 dwellinghouses with access into the site and open space. Policy P2 Open space and access in new development states that 120sqm of public open space per home is required for allocated sites of less than 50 homes. The

indicative site plan shows around 3900sqm of open space which demonstrates that the open space provision and proposed number of dwellings can be accommodated on the site.

- 6.6 The indicative site plan shows the dwellings would follow a similar development pattern to those to the north of the site. Although indicative, there would appear to be an achievable layout which would be appropriate to the settlement and provide adequate separation distance between existing and proposed dwellings. The detailed design of the dwellinghouses would be considered at a further application stage. It is acknowledged that the addition of new dwellinghouses would change the appearance of the area of with the settlement and would build upon an open field, however as an allocated site for housing this is the expected site for new housing and described as the logical expansion of the village.
- 6.7 The existing road and railway networks would have an impact on the proposed development, as identified in the submitted Noise Impact Assessment. However, with appropriate mitigation these impacts could be reduced. A planning condition requesting the submission of these mitigation measures with the final layout is to be attached to any consent granted, which would ensure compliance with Policy P4 Hazardous and potentially polluting developments and contaminated land.

#### Access and drainage

- 6.8 Policy RD1 Providing suitable services states that new development will be allowed where it provides adequate roads, waste management, water or waste facilities, connections and treatments as appropriate.
- 6.9 Turning to the matter of roads, Infrastructure Services (Roads Development) advised that given the number of properties proposed the existing emergency access in the north of the settlement would be required to be upgraded to a new secondary access. This would be secured via a Section 56 application and legal agreement and they advised that suitable visibility splays would be required. As this is an application for planning permission in principle, the details of the road access into the development, parking, turning etc. is not available. These details would be provided at the detailed application stage where they would be required to meet appropriate standards.
- 6.10 A number of representations raised concerns in relation to the existing roads leading into the settlement, and increased usage as a result of the proposed development. Infrastructure Services (Roads Development) has not requested a transport assessment, however a footpath has been requested to be formed to link Toch-Hill Place to Station Road, which is considered to contribute to road safety matters.

- 6.11 In terms of drainage, matters relating to surface waters and flooding have been considered and Infrastructure Services (Flood Risk and Coast Protection) has raised no issues with the proposed development. Scottish Water were consulted and has no objection to the proposal. The submitted Drainage Impact Assessment demonstrates that the proposal would connect into the existing drainage infrastructure.

#### Other matters

- 6.12 Business Services (Developer Obligations) has confirmed that contributions have agreed and these would be secured via a Section 75 legal agreement.
- 6.13 Whilst a level of concern has been raised in the letters of representation received, it is considered that the matters highlighted have been addressed in the discussion of this report.

#### Conclusion

- 6.14 Overall, the principle of the development is considered acceptable through allocation of the site in the Aberdeenshire Local Development Plan 2017 and the Planning Service is satisfied that technical matters have been addressed at this stage and further required details can be addressed through appropriate conditions attached to any permission granted. Subject to conclusion of a Section 75 legal agreement and suitable conditions, the proposal, for the most part, complies with the relevant policies of the Aberdeenshire Local Development Plan 2017 and is recommended for approval.
- 6.15 It is recognised that an additional area of land outwith the site allocation and settlement boundary has been included in the site area. It is considered acceptable in this instance to allow this area of land to be included as it will not negatively impact the character of the existing settlement and will facilitate required modifications to drainage infrastructure to service the allocated site. In this instance, the Planning Service is content to support the proposal as a minor departure from Policy R2 Housing and employment development elsewhere in the countryside.

### **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 [state reasons using the guidance provided by the Equalities team] and does not have a differential impact 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**

Policy R2 Housing and employment development elsewhere in the countryside.

- 10.3 The application is a Departure from the valid Local Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

## **11. Recommendation**

### **11.1 That authority to GRANT be delegated to the Head of Planning and Environment Service subject to:-**

01. Details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No development shall begin on the site unless all of the details listed in this condition have been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the details approved in relation to this condition.

Specified matters:

- (a) Full details of the proposed layout, siting, external appearance and materials of the proposed development, including mitigation measures informed by a Noise Impact Assessment;
- (b) Full details of the proposed means of servicing the development, to include details of driveways, parking and turning areas, swept path analysis, Street Engineering Review and Quality Audit;
- (c) Full details of the visibility splays at the proposed secondary access to Toch-Hill Place;
- (d) Provision of a footpath, linking the junction of the proposed secondary access at Toch-Hill Place to Station Road;
- (e) Full details of the proposed landscaping scheme, including proposed landscape features and planting;
- (f) A detailed levels survey of the site and cross sections showing proposed finished ground and floor levels relative to existing ground levels and a fixed ordnance datum point;
- (g) Full details of the proposed means of disposal of foul and surface water from the development;

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. The planning permission is hereby restricted to 17 dwellinghouses.

Reason: In order to define the planning permission and generally reflects the housing allocation specified in the Aberdeenshire Local Development Plan 2017.

03. No dwellinghouse hereby approved shall be occupied unless its driveway and parking, surfaced in hard standing materials, has been provided and fully paved in accordance with details to be submitted and approved under Condition 1 (b). Once provided, all parking and driveways shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of [the/each] driveway to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

04. No development in connection with the permission hereby granted shall commence unless the emergency access road to the north of Toch-Hill Place has been upgraded to a full secondary access in line with Aberdeenshire Council's Policy. The access shall not be brought into use unless visibility of 120 metres on the western approach and 59 metres on the eastern approach 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 upgraded secondary access in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically formed on the ground and

any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. 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.

05. The development hereby approved shall not commence unless a public footpath, designed and constructed in accordance with the Council's Standards for Road Construction Consent and Adoption under Condition 1 (d), has been provided on the public road (C3K), linking Toch-Hill Place to Station Road. Once provided, the footpath shall thereafter be permanently retained as such.

Reason: To ensure safe access for pedestrians to the existing footpath network.

06. 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 under Condition 1 (e).

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, grassed areas and water features;
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density, including full details of planting adjacent to the railway boundary;
- f) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment;
- g) Full details of proposed trespass proof fencing adjacent to the railway boundary;
- h) An indication of existing trees, shrubs and hedges to be removed;
- i) 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.

07. No dwellinghouse hereby approved shall be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the plans submitted and approved under Condition 1 (g) and the Drainage Impact Assessment (Revision A) by Ramsay and Chalmers dated 04 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.

08. 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.

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.

**11.2 That the Committee agree the reason for departing from the Aberdeenshire Local Development Plan (2017).**

The planning authority considers that the application is for a development that is not wholly in accordance with the Aberdeenshire Local Development Plan 2017. Whilst the proposal complies with the majority of relevant policies of the

Aberdeenshire Local Development Plan 2017 (ALDP), in particular Policy H1 Housing land and Policy H2 Affordable housing, It is considered acceptable in this instance to allow the inclusion of an area of extra land outwith the OP1 site allocation as it will not negatively impact the character of the existing settlement and will facilitate required modifications to drainage infrastructure to service the allocated site. The proposal is therefore considered to be an acceptable departure from ALDP Policy R2 Housing and employment development elsewhere in the countryside.

**Stephen Archer**  
**Director of Infrastructure Services**

Author of Report: Jenny Ash  
Report Date: 9 March 2020

**For noting: -**

Part 2C (Planning Delegations) states at Section C.3.2b for Local Development, that following consultation with the Chair and Vice-Chair of the determining Committee, the Head of Planning and Environment Service can refuse planning applications for which Section 75 Agreements are not completed or Developer Obligations are not paid within four months from the date of the Committee at which the application is determined. Local Ward Members shall be notified of any such refusal.

Please note that this power may be exercised in respect of the application which is the subject of this report if the application is approved by the Committee.

# Comments for Planning Application APP/2019/0497

## Application Summary

Application Number: APP/2019/0497

Address: Site OP1 Redhall Avenue Fordoun Laurencekirk

Proposal: Residential Development

Case Officer: Jenny Ash

## Customer Details

Name: Miss Patricia English

Address: 55Toch-Hill Riaf Fordoun Laurencekirk

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I strongly object to so many houses being proposed on this land. We bought this house in 1991 because of its location and field behind us. These houses will encroach on our privacy.

Can't believe why anyone would even consider Fordoun at the moment when we can't even access our village without a 4 mile detour every time we come in and out of the village.

Houses are continually being built but nothing being done re local amenities we have one pub and that is it.

Pat English

# Comments for Planning Application APP/2019/0497

## Application Summary

Application Number: APP/2019/0497

Address: Site OP1 Redhall Avenue Fordoun Laurencekirk

Proposal: Residential Development

Case Officer: Jenny Ash

## Customer Details

Name: Mr Wayne Evans

Address: 3 Redhall Avenue Fordoun

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I would not normally have issue with developements such as this, I must object to this planning application on the following grounds.

1. The number of dwellings proposed is excessive and more than that quoted in the Local Development Plan 2017.
2. The increased volume of residential traffic estimated by the applicant (51 vehicles for 17 homes) has safety implications for this part of the village. Redhall Avenue is still a 30mph zone, has on-road parking and has tight bends with limited sighting. The adjoining Station Road surface is in very poor condition.
3. Both Station Road and Redhall Avenue are not fit to cope with numerous additional heavy goods delivery lorries which will frequently pass on a daily basis during construction.
4. The additional road traffic this proposal suggests will require traffic calming measures along Redhall Avenue due to increased risk to local children's safety.
5. Redhall Avenue is a cul-de-sac with family homes. Naturally, children will play and cycle etc. here as there is little traffic. Any traffic that does exist is at a very low speed as it is ending it's journey and stopping. This development would change this to a busy "through road" which is also unacceptable.
6. With the exception of the Memorial Hall and adjoining playfields, no shops or other amenities exist within Fordoun. The nearest being Auchenblae or Laurencekirk. This application should not be approved until shopping facilities are established within the village. Redmyre Primary School is

already at capacity.

7. There are currently twelve properties and plots for sale within Fordoun with one, a new build, still for sale after three years. The housing market is generally very slow in Fordoun. A major cause of this is the lack of amenities and the current roads and bridges issues.

I must also note that at no time during the process of this application has site notices been posted anywhere in the village which, I believe, is a standard requirement for this type of planning application.

A development of this nature within the village and with due consideration to the semi-permanent problems with roads and bridges, would be of no benefit to the local economy, or the community and would more likely be detrimental to the village, school and road infrastructure. For these reasons I once again express my objection to this application.

# Comments for Planning Application APP/2019/0497

## Application Summary

Application Number: APP/2019/0497

Address: Site OP1 Redhall Avenue Fordoun Laurencekirk

Proposal: Residential Development

Case Officer: Jenny Ash

## Customer Details

Name: Mr Ross Fraser

Address: 8 Redhall Avenue Fordoun, Laurencekirk

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object to the proposed development for the following reasons;

1. The additional traffic is a safety concern due to the quality of the access roads in situ today on Redhall Avenue. The bend at the hotel is a blind corner and with an increase in motor vehicle volume and the required construction traffic will pose an increase in the risk of an accident.

2. The access to Redhall Avenue is very limited due to the local bridge closures. Some of those access points are already strained and road conditions are worsening regularly. Although efforts have been made to fill in pot holes, those repairs will continue to worsen again as those roads are not fit for the volume of traffic as of today.

The safety concern is further compounded by the development of the gas facility just south of Castleton farm. That heavy goods traffic was meant to exit the area via Abingdon bridge which has since been demolished. There are no plans to replace this bridge at this time which means routing that heavy goods vehicles through Fordoun village. This is a continued supply of heavy goods vehicles which will impact the safety of the village for pedestrians and the nearby Redmyre primary school.

3. The local amenities in the area are very limited. Increasing the local population increases traffic to access amenities in Auchenblae or Laurencekirk.

# Comments for Planning Application APP/2019/0497

## Application Summary

Application Number: APP/2019/0497

Address: Site OP1 Redhall Avenue Fordoun Laurencekirk

Proposal: Residential Development

Case Officer: Jenny Ash

## Customer Details

Name: Mr Paul Green

Address: 43 Toch-Hill Road Fordoun

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have previously sent pictures to the council and SEPA pricing the site floods

There is no need for these homes in Fordoun. This is clearly a developer trying to line his pockets without thinking about the issues caused for the neighbouring house holds.

The roads in and around Fordoun are currently not in a fit and proper state for the residence of this area.

Even once the roads and closed bridges are repaired and opened the design and layout of Fordoun does not favour extra traffic volume.

There is also a lack of facilities in Fordoun to justify expansion. No shops or other social amenities.

Planning permission was previously refused on all of the above ground or similar when GF Bisset built the other houses adjoining this location. Nothing has changed to merit any sensible person approving this application and accordingly it should be rejected.

# Comments for Planning Application APP/2019/0497

## Application Summary

Application Number: APP/2019/0497

Address: Site OP1 Redhall Avenue Fordoun Laurencekirk

Proposal: Residential Development

Case Officer: Jenny Ash

## Customer Details

Name: Mr Cameron Moir

Address: 53 Toch-hill Road Fordoun Laurencekirk

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to Object to the proposed planning application for housing on Site OP1.

There is limited space and in said plot and new houses are not needed in Fordoun there is no call to build more when other infrastructures need to be repaired and put in place first.

Said houses will also encroach on the privacy of the houses already on Toch-hill road block out views and add to the already struggling roads into Fordoun. other plots are available where they would not encroach on the views and privacy of tenants on Toch-hill Road.

# Comments for Planning Application APP/2019/0497

## Application Summary

Application Number: APP/2019/0497

Address: Site OP1 Redhall Avenue Fordoun Laurencekirk

Proposal: Residential Development

Case Officer: Jenny Ash

## Customer Details

Name: Mr Timothy Thomson

Address: 5 Redhall Ave Fordoun Laurencekirk

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to OBJECT to the planning application.

We live adjacent to this proposed development and feel strongly that the planning application would impact greatly not just on Redhall Avenue but on Fordoun.

The increased daily traffic would put an even greater strain on the Fordoun junction with the A90 which has seen a much larger number of vehicles using it since the demolition of the Abbeyton bridge junction. We in Fordoun are now down to one junction which once fully operational again after repairs to the Fordoun bridge will also have a three way traffic light system in place. There is also the prospect of many more tankers coming through Fordoun carrying compressed natural gas from the National Transfer System "Mother" station near the village. These were originally to have travelled exclusively on the B966 to access the A90.

We would like to add that Redhall Avenue is well established residential street where children are used to having no through traffic and I feel that this safety would be compromised.

Citing our own home we are aware that our privacy will be impacted upon as our property faces the planned development area as do our main outdoor amenities.