

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARN'S AREA COMMITTEE SKYPE VIDEO MEETING, 28 APRIL 2020

- Present:** Councillors Wendy Agnew (Chair), Ian Mollison (Vice-Chair), Alastair Bews, George Carr, Sarah Dickinson, Alison Evison, Provost William Howatson, Jeff Hutchison, Colin Pike, Dennis Robertson, Leigh Wilson.
- Apology:** Councillor Wallace.
- Officers:** Bruce Stewart (Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Peter Robertson (Senior Solicitor, Corporate Services), Tim Stephen (Service Manager, Live Life) and Gregor Spence (Senior Planner).

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 –

Councillor Agnew – Item 7(a), as her husband was the agent for the objector on a previous application, having applied the objective test concluded that she would leave the meeting and take no part in the item.

Councillor Wilson - Item 4, having been a previous volunteer had a connection with Mearns FM however having applied the objective test, concluded that he had no interest to declare.

Councillor Dickinson - Item 4, having had some recent involvement with Mearns FM had a connection however having applied the objective test, concluded that she had no interest to declare.

2. 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.

3. MINUTE OF MEETING OF KINCARDINE AND MEARNS AREA COMMITTEE OF 24 MARCH 2020.

The Committee had before them and **approved** the Minute of Meeting of the Committee of 24 March 2020 with the following amendments to item 12, to clarify that the Committee approved the items on the Procurement Plan in Appendix 1 except the contract for B966 New Abbeyton Bridge and to acknowledge that as no reserve for approval, the relevant Chief Officer had the delegated authority to approve the Procurement Approval Forms and also to award the final contracts for all of the items in the Procurement Plan. The committee further agreed a report would be brought back explaining where the contract for B966 New Abbeyton Bridge fitted into the overall prioritisation of bridgeworks across Aberdeenshire and that a Procurement Approval Form for this item would be coming back to the Area Committee.

4. AREA COMMITTEE BUDGET 2020/21

A report by the Director of Infrastructure Services was circulated advising Members of an application to the Area Committee Budget for the financial year 2020/2021. Members were advised, by the Area Manager that there was one application for consideration from Mearns Community Radio.

Mearns Community Radio sought £5,049.63 to purchase three replacement transmitters for Stonehaven, Inverbervie and Laurencekirk along with a new transmitter at Portlethen. Members heard that a new transmitter located at Portlethen Church would improve coverage and enable Portlethen to have their own radio station independent of the Mearns FM station. The total cost of the project was £10,412.89 and match funding had been met through advertising and community events.

The Committee then heard from Gavin Harper, Director of Mearns FM in support of their application.

Members requested further information with regards to coverage across the local area and a map was circulated highlighting improved coverage due to increased output power associated with the replacement transmitters. Members were advised that whilst difficult to estimate the total number of listeners, online listeners were approximately 22,000 per month that listened for over an hour. It was anticipated that the project would be complete within the next twelve months.

The Committee **agreed** to disburse £5,049.63 from the Area Committee Budget 2020/2021 to Mearns Community Radio.

5. COMMUNITY COUNCIL GRANTS 2020/21

A report by the Director of Infrastructure Services was circulated advising Members of the proposed disbursement of grant funding to the Kincardine and Mearns Community Councils.

The Area Manager introduced the report and advised that the grants were to be distributed by way of a fixed base amount of £425 for each Community Council, with the balance allocated on the number of electors in each Community Council area, as in previous years. A comparison table contained within appendix one outlined the potential for reviewing the distribution of the grant, enabling an even spread throughout the twelve Community Councils given that this should be utilised to cover administration costs.

The Committee **agreed:**

1. To the disbursement of Community Council grant funding for the 2020/2021 financial year as detailed in Appendix 1 of the report,
2. Instructed Officers to consult further with Community Councils with regards to accrued balances, and
3. To instruct Officers to investigate further the role and requirement of a data controller.

6. LIVE LIFE ABERDEENSHIRE PITCH AND OPEN SPACE STRATEGY

A report by the Director of Education & Children's Services was circulated, to engage with the Area Committee on proposals for future pitch and open space strategy work in the Kincardine and Mearns area.

The Service Manager introduced the report and highlighted the proposals and initial network plans for Portlethen, Stonehaven and Laurencekirk.

The Committee welcomed the report and the proposals to create network pitch forums and provided the following comments:

1. Noted the importance of continued consultation with user groups,
2. Suggest that the cost of usage be appropriate to fully utilise the pitches available,
3. Welcomed the online booking system and the availability calendar,
4. Noted the importance of spending Developer Obligations in a timely manner in respect to Hillside Portlethen,
5. Request information of pitch demand for individual clubs within Stonehaven be made available and
6. Request further consideration be given to ways of supporting Mackie Rugby Club regarding access to rugby facilities.

7. 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/2019/1675	Full Planning Permission for Alterations and Extension to Shed including Installation of Solar Panels and Equipment, Formation of Access and Hardstanding at Land to the North of Upper Pitforthie, Fordoun, Laurencekirk
(B) APP/2019/2255	Full Planning Permission for Erection of 71 Dwellinghouses at Site East of Golden Acre, Johnshaven
(C) APP/2020/0194	Planning Permission in Principle for Erection of Dwellinghouse and Garage at Site Adjacent to Ballgreen House, School Road, Drumlithie
(D) APP/2020/0471	Advertisement Consent for Erection of Signage at Chapelton, Newtonhill

KINCARDINE AND MEARNS AREA COMMITTEE, 28 April 2020.

APPENDIX A

PLANNING APPLICATIONS FOR DETERMINATION

(A)Reference No: APP/2019/1675

Full Planning Permission for Alterations and Extension to Shed Including Installation of Solar Panels and Equipment, Formation of Access and Hardstanding at Land to the North of Upper Pitforthie, Fordoun, Laurencekirk, Aberdeenshire

Applicant: Mr John Fotheringham, JBF Contracts Ltd, Knockhill House, Glenbervie, Stonehaven, AB39 3YB

Agent: Mr Rod McGovern, Farm Energy Consulting Ltd, Unit 15, Netherton Business Centre, Kemnay, Inverurie, AB51 5LX

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 of the Scheme of Governance as there had been valid objections from six or more individuals or bodies with separate postal addresses or premises.

The Chair at this time as indicated through her declaration of interest took no part in this item and left the Skype call, the Vice Chair Councillor Mollison took over the Chair.

The Senior Planner introduced the report and advised the proposal outlined above will not, in the opinion of the Planning Service have a significant detrimental impact on the amenity of neighbouring property or agricultural character of the area. The design, siting and materials are acceptable and the development is not considered to pose any significant nuisance. All technical matters have been resolved, and conditions shall be in place to ensure that key considerations such as a safe access and potential noise nuisance are carefully controlled. The proposal is recommended for approval.

The Committee heard from the applicant John Fotheringham in support of the application.

The Committee fully discussed the report and agreed to **grant** full planning permission subject to the following conditions:-

01. 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 120metres formed on either side of the junction of the vehicular access with 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 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.

02. No works in connection with the development hereby approved [other than those specified in condition 1] shall commence unless the vehicular and pedestrian accesses and all parking and turning areas have been provided and surfaced in accordance with the approved details. The access shall be constructed to the Council's Standards for Road Construction Consent and Adoption and shall:

- a) have entry radii of 9.0 metres;
- b) have a minimum width of at the throat of the bell mouth so formed to be 5.5 metres;
- c) to be constructed in accordance with the Council's Specification appropriate to the type of traffic which will use the access, & shall be surfaced with dense bitumen macadam or asphalt for the first 10 metres from the public road;

- d) not exceed 1:20 gradient for the first 10 metres from the edge of the public road;
- e) be internally drained and formed in such a way to prevent any flow of surface water either onto or from the public road.

Once provided, all accesses, parking and turning areas shall thereafter be permanently retained as such.

Reason: To ensure the provision of a means of access to an adequate standard in the interests of road safety.

03. Within 2 weeks of the proposed vehicular access being brought into use;
- a) the existing public road verge is to be reinstated to its original condition over the existing vehicular access on the south west corner of the site, in accordance with the details shown on the approved plan (Drawing No 2019/2 Rev 2).
 - b) The existing vehicular access shall be permanently closed off to vehicles through the provision of an impassable barrier, such as closely laid boulders, to prevent vehicles using that access. Full details are to be submitted to the Planning Service for approval in consultation with Roads Development.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order, the existing access shall not subsequently be reopened and no new access, other than that approved under this planning permission, shall be formed, laid out or constructed under the terms of Class 8 of Schedule 1 to that Order without an express grant of planning permission from the planning authority.

Reason: In the interests of road safety and residential amenity.

04. The proposed business shall not operate unless the internal and external walls of this proposal shall be installed following the construction details and sound reduction index (Rw) values described in the following documents; "Description of Buildings", Figure 1, Figure 2, Table 1 and Table 2 of "Noise Impact Assessment to BS4142(2014) FEC" dated 12th December 2019 and the "Addendum to Noise Impact Assessment for the Pitforthie shed extension to cover the new model for heat pump" dated 20th March 2020.

Once installed, details of installation should be submitted to the planning authority. Once provided, the standard of noise insulation shall be permanently retained.

Reason: To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

05. Between the hours of 08:00 to 20:00, Monday to Saturday, noise from the approved development shall not exceed 42dB(A) LAeq,1hr measured at 1m from any opening window, door or ventilation opening on the façade of any nearby dwelling.

Reason: To ensure that noise from the development does not result in undue loss of amenity for surrounding properties

06. Between the hours of;

- 20:00 and 08:00, Monday to Saturday and
- 20:00 Saturday to 08:00 Monday.

Noise from the approved development shall not exceed Noise Rating Curve NR20 when measured within a habitable room of any noise sensitive dwelling with windows open for ventilation purposes.

Reason: To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

07. For the avoidance of doubt the development hereby approved is for the drying of woodchips only. No timber shall be processed into woodchips within the confines of the application site.

Reason: To retain overall control of the development in order to protect the residential amenity of neighbouring properties

08. All soft and hard landscaping proposals shall be carried out in accordance with the approved Drawing No 2019 Rev 2. 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.

(B)Reference No: APP/2019/2255

Full Planning Permission for Erection of 71 Dwellinghouses at Site East of Golden Acre, Johnshaven, DD10 0EX

Applicant: Fotheringham Homes, Fotheringham Property Developments Ltd, Linton Business Park, Gourdon, DD10 0NH

Agent: John D Crawford, 72 New Wynd, Montrose, DD10 8RF

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 as the application for development is a departure from the Local Development Plan and is recommended for approval.

The Senior Planner introduced the report and advised that the proposal complies with the relevant policies of the Local Development Plan, in relation to layout, siting and design and technical matters. Although the proposal is a technical departure in terms of Policy H1 Housing land and Policy P1 Layout, siting and design in relation to an approved masterplan, the history of the site and its allocation is considered adequate to establish the principle of development. Although the indicative allocation is being exceeded, it is not by a significant amount and there are no negative impacts on infrastructure, open space or residential amenity due to the increase in the density of the development. As such, the proposal is recommended for approval, subject to the completion of a Section 75 Legal Agreement and relevant planning conditions.

Members fully discussed the report and **agreed** that full planning permission be delegated to the Head of Planning and Environment Service subject to the below conditions with the following amendments:

1. Condition 2 to reflect Johnshaven Primary School
 2. Condition 6 to reflect visibility splays to be altered to 59m in both directions,
 3. A Section 75 Legal Agreement to be completed, and
01. No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved written scheme of investigation. The written scheme of investigation shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis, no dwellinghouse consented as part of the development hereby approved shall be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.

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

02. Prior to commencement of development a "Safe Route to School" assessment/audit from the site to St Cyrus Primary School shall be carried out and agreed in writing by the Planning Authority in consultation with Infrastructure Services (Roads Development). Prior to occupancy of any

dwellinghouse within the development, any upgrade works identified in the "Safe Route to School" assessment/audit must be implemented to the satisfaction of the Planning Authority in consultation with Infrastructure Services (Roads Development).

Reason: In the interests of road and public safety.

03. Prior to commencement of development, details of improvement works to incorporate existing New Road junction amendments, Cemetery Road (upgrade, junctions, passing places and amendments), Castle Street (passing places and amendments), footway delivery, crossing provision and other associated infrastructure as generally detailed on Ramsay & Chalmers drawing number C2495/104 rev F dated 23rd December 2019 and C2495/100 rev H dated 04th March 2020 are to be submitted and on approval be completed in full. All details to be discussed and agreed with Aberdeenshire Council, Roads Development. All works shall be carried out to the satisfaction of the Planning Authority in consultation with Infrastructure Services (Roads Development).

Reason: In the interests of road and public safety.

04. Prior to occupancy of 51st House the emergency vehicular access on to Castle Street is to be provided. Full details of this shall be agreed with the Planning Authority in consultation with Infrastructure Services (Roads Development).

Reason: To ensure the timely provision of an emergency access in the interests of road and public safety

05. No dwellinghouse hereby approved shall be occupied unless its driveway and parking area has been provided and surfaced in accordance with the details shown on the approved plans, JDC.767.012 E. Once provided, all parking and turning areas shall thereafter be permanently retained as such. The first 5 metres of driveways/parking spaces shall have a maximum gradient that would not exceed 1:20 gradient and be fully paved and each 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. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of 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.

06. 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 59 metres for the southwest approach and 55 metres for the northeast 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 junction of Cemetery Road with New Road 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.

07. Prior to approval of any alterations/amendment to development layout which may impact on street layout or function (including alterations to house types, driveway arrangements, parking allocation and distribution, boundary treatments or indeed any direct street layout amendments) are proposed a SER/QA review submission will be required. Where said review submission deems it necessary the original SER/QA documents will need to be updated accordingly.

Reason: In order to ensure the adequate function of proposed street layouts in line with the submitted SER/QA documents.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the garages shall not be altered in any way under the terms of Schedule 1 to that Order.

Reason: To ensure the retention of adequate off-street parking facilities within the site in the interests of road safety.

09. 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.

10. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme as detailed on drawing GAJ-1907-LS (REV 4). 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. The tree management proposals shall be carried out in complete accordance with the approved scheme as detailed on drawing GAJ-1907-TP (REV 3).

Reason: In order to preserve the character and visual amenity of the area.

12. All landscaped areas outwith the curtilages of the dwellinghouses and shown in green on the approved site plan, JDC.767.012 E shall be permanently retained as such and shall at no time be used as private garden ground, nor incorporated within the curtilage of any of the dwellinghouses hereby approved without the express grant of planning permission by the Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order no means of enclosure, other than that shown on the approved plans, shall be erected within the landscaped areas without an express grant of planning permission by the Planning Authority.

Reason: In the interests of the character and appearance of the development.

13. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a detailed check of the site for active birds' nests has been undertaken and written confirmation has been submitted to the Planning Authority that no birds will be harmed and that there are appropriate measures in place to protect nesting bird interest on the site. The check shall be undertaken no later than 14 days before the commencement of the development and no site clearance or other works in connection with the development hereby approved shall commence unless the written confirmation and protection measures have been submitted to and approved in writing by the planning authority. The development shall be carried out in accordance with the approved protection measures.

Reason: In the interest of safeguarding the habitat of local bird species.

14. Prior to commencement for development, a detailed design of the proposed inlet structure to the existing ditch to the west of the site shall be submitted to and improved in writing by the Planning Authority in consultation with Infrastructure Services (Flood Risk and Coast Protection). The approved details shall be carried out in full.

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

15. No dwellinghouse hereby approved shall be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Drainage Impact Assessment dated 25 February 2020 by Ramsay and Chalmers. 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.

16. 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.

(C)Reference No: APP/2020/0194

Planning Permission in Principle for Erection of Dwellinghouse and Garage at Site Adjacent to Ballgreen House, School Road, Drumlithie, Aberdeenshire

Applicant: Mrs Nicola Forbes, RM Forbes & Partner, Broombank, Laurencekirk, AB30 1LD

Agent: Ally Steel, Inspired Design & Development Ltd, 27 Evan Street, Stonehaven, AB39 2EQ

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 as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

The Chair at this time was having connection issues and could no longer take part in the Skype call, the Vice Chair Councillor Mollison took over the Chair.

The Senior Planner introduced the report and advised that application is a departure from the Local Development Plan. The proposal fails to comply with any criteria of policy R2, Housing and employment development elsewhere in the countryside. There are no overriding material considerations which would warrant a departure from policy R2. Therefore the application is recommended for refusal.

Members heard from Scott Mitchell, applicant, in support of the application. He highlighted an ongoing issue surrounding care for their elderly grandmother who has additional mobility needs and as such these cannot be accommodated within their current home.

Members discussed the report and the merit in seeking further information from the applicant in light of the needs specified concerning the applicant's elderly relative.

Councillor Robertson seconded by Provost Howatson moved to defer the application to allow for the submission of further supporting information and an Equality Impact Assessment to be completed.

As an amendment Councillor Wilson seconded Councillor Pike moved to determine the application.

The Committee voted:

For the motion (7) Councillors Carr, Dickinson, Evison, Hutchison, Howatson, Mollison and Robertson.

For the amendment (3) Councillors Bews, Pike and Wilson.

Councillor Agnew was absent from the vote.

Therefore the motion was carried to defer the application to allow for the submission of further supporting information and an Equality Impact Assessment to be completed.

(D) Reference No: APP/2020/0471

Advertisement Consent for Erection of Signage at Chapelton, Newtonhill, Aberdeenshire

Applicant: Elsick Development Company, C/o Agent

Agent: Luke Slattery, Turnberry, 41-43 Maddox Street, London

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

The Senior Planner advised the proposed advertisement is well sited in relation to the destination it promotes, is of appropriate scale and design, and is not considered to pose any significant detrimental impacts on road safety, therefore the proposal raises no concerns in relation to amenity or public safety, and therefore complies with The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984.

The agent, Luke Slattery was in attendance to answer any questions. Members discussed the report.

Councillor Pike seconded by Councillor Hutchison moved to refuse the application as it did not comply with Policy P1 as there would be a loss of visual amenity.

As an amendment Councillor Dickinson seconded Councillor Evison moved to support Officer's recommendation, to approve the application.

The Committee voted:

For the motion (3) Councillors Hutchison, Pike and Wilson.

For the amendment (8) Councillors Agnew, Bews, Carr, Dickinson, Evison, Howatson, Mollison and Robertson.

Therefore the amendment was carried to support officer's recommendation, to approve the application.