

ABERDEENSHIRE COUNCIL

FORMARTINE AREA COMMITTEE

SKYPE MEETING, 9 JUNE 2020

Present: Councillors I Davidson (Chair), K Adam, A Duncan, A Forsyth, J Gifford, A Hassan, P Johnston, A Kloppert, G Owen, A Stirling and I Taylor

Officers: E Brown (Formartine Area Manager), A McLeod (Area Committee Officer), M Ingram (Senior Solicitor, Legal & Governance), A Ramsay (Senior Planner, Infrastructure Services), L Dingwall (Planner, Infrastructure Services) and G McFarlane (ICT Support, Business Services)

1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked Members if they had any interests to declare in terms of the Councillor's Code of Conduct.

Councillor Johnston declared an interest in Item 4 as he was a Director of a Social Enterprise along with the Factor of the applicant, but having applied the objective test he concluded that the interest was so remote and insignificant that he would remain and participate.

The Chair declared an interest in Item 4 as she was a Director of a Social Enterprise along with the Factor of the applicant, and she had carried out ecological work on the site. She confirmed that she would not participate in the item and she would leave the meeting.

Councillor Hassan declared an interest in Item 5 as he was a representative on Balmedie Leisure Centre Management Committee. He confirmed that he would not participate in the item and he would leave the meeting.

2. RESOLUTIONS

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 regard to the need to:-
 - (i) eliminate discrimination, harassment and victimisation;
 - (ii) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
 - (iii) foster good relations between those who share a protected characteristic and persons who do not share it, and
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 19 MAY 2020

The Committee had before them, and approved as a correct record, the minute of the meeting of 19 May 2020.

4. PLANNING APPLICATIONS FOR DETERMINATION

The following planning application was considered along with any representations received and was dealt with as recorded in Appendix A.

Reference	Description	Decision
A. APP/2019/2500	Full Planning Permission for Erection of 3 Dwellinghouses at Site at Mill of Auchedly, Ythanbank, Ellon	Grant

5. COASTAL COMMUNITIES FUND – FORMARTINE AREA COMMITTEE ALLOCATION

Councillor Hassan declared an interest by virtue of being a representative on Balmedie Leisure Centre Management Committee. He confirmed that he would take no part in the determination of this item and he left the meeting for the duration.

There had been circulated a report dated 20 May 2020 by the Director of Business Services which outlined proposals for the allocation of Coastal Communities Funding, to projects within one mile of the Formartine coastline, for consideration by members.

During discussion, the members noted that the allocation of a 10% contribution to Balmedie Leisure Centre management Committee for the improvement of security measures would allow them to secure funding from the Landfill Tax Fund to progress the project. In addition, members noted that a project to remedy issues at Balmedie Country Park football pitches had been developed in collaboration with Landscape Services and user groups, and the funding proposed would allow Phase 1 of the project to proceed.

After consideration, the Committee **agreed:**

1. To the proposed funding allocations for projects within coastal communities in Formartine, as set out at paragraph 4.3 to 4.7 of the report; and
2. To request an annual update on Coastal Communities Funding allocated to projects in Formartine.

6. AREA COMMITTEE BUDGET 2020-2021 – FUNDING APPLICATIONS

With reference to the Minute of the Meeting of this Committee of 28 April 2020 (Item 7), at which the broad allocation of the Area Committee Budget for 2020-21 was agreed, there was circulated a report dated 22 May 2020 by the Director of Business Services which outlined the applications for funding that had been received for consideration by members.

Attack Basketball Academy

An application had been received from the Attack Basketball Academy which sought a contribution towards a PGC basketball coaching camp for the Attack Basketball Academy.

After consideration of the information provided, the Committee **agreed to:**

1. Defer consideration of the application to allow an application to be submitted to Aberdeenshire Educational Trust in the first instance, and report back to Committee if unsuccessful or if there is a shortfall; and
2. Ring-fence the £5,000 sought for a short period of time, should it be necessary, to allow the group to report back on queries raised, and at the same time to seek further information on how the group would propose to implement the proposals within the proposed timescales.

Ellon and District Sports Development Trust

An application had been received from the Ellon and District Sports Development Trust which sought a contribution towards the refurbishment of the staffing desk located at the public entrance at The Meadows Sports Complex.

After consideration of the information provided, the Committee **agreed:**

1. to **award £2,000** to the project; and
2. To propose a catch-up meeting with the Chair of the Trust and Manager of the complex of the Meadows, to offer support as they move towards the reopening of the centre, and to help maximise sporting opportunities for the communities around Ellon.

Haddo Arts

An application had been received from Haddo Arts which sought a contribution towards the 2020 Haddo Arts Festival, which will be delivered entirely online this year due to Covid-19.

After consideration of the information provided, the Committee **agreed to award £4,750.**

7. STATEMENT OF OUTSTANDING BUSINESS

The Committee had before them and **noted** a report by the Formartine Area Manager, updating on matters that had previously been discussed by the Committee but remained to be resolved.

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APPENDIX A

4A. Reference No: APP/2019/2500

Councillor Johnston declared an interest in Item 4 as he was a Director of a Social Enterprise along with the Factor of the applicant, but having applied the objective test he concluded that the interest was so remote and insignificant that he would remain and participate.

The Chair declared an interest by virtue of being a Director of a Social Enterprise, along with the Factor of the applicant, and she had carried out ecological work on the site. She advised that she would take no part in the determination of this item and left the meeting for the duration.

Full Planning Permission for Erection of 3 Dwellinghouses at Site at Mill of Auchedly, Ythanbank, Ellon

Applicant: Haddo Estate
Agent: Annie Kenyon

Councillor Taylor chaired the meeting for this item, in the absence of Councillor Davidson.

The Senior Planner introduced the report which was recommended for approval.

During discussion the members asked about the proposed drainage arrangements on the site; noted that the proposal to amend the location of the houses on the site would provide more amenity and privacy to the properties; and queried the siting of the soakaway for foul water, noting that a drainage statement had been provided.

Thereafter, the Committee **agreed to grant Full Planning Permission** subject to the following conditions:-

01. The development shall be served in accordance with the approved drawings and the following details:
 - a) The maximum gradient of the first 5m of the access must not exceed 1 in 20.
 - b) Prior to occupancy of development, the first 5m of access (measured from edge of road or back of footway) to be fully paved.
 - c) Prior to occupancy of development, off-street parking for 3 cars per dwellinghouse, surfaced in hard standing materials must be provided within the site.
 - d) Prior to commencement of development, a lay-by measuring 8.0m x 2.5m with 45° splays to be formed on frontage of the site & the proposed vehicular access to be taken via this. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.

- e) Prior to commencement of development, visibility splays measuring 2.4 metres by 90 metres and 2.4 metres by 120 metres will be required on the south east and the north west of the vehicular access junction with the public road, respectively. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
- f) Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift & shall be secure enough to prevent empty bins from being wind blown. Details must be submitted to Roads Development for approval.
- g) Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

02. That the bothy to be retained shall be used only for purposes incidental to the enjoyment of the approved dwellinghouse as such. No separate curtilage shall be formed, and the annex shall at no time be used as an independent dwellinghouse without an express grant of planning permission from the Planning Authority.

Reason: The relationship between the annex and the main dwellinghouse within the site is such that the residential amenities of the occupants of both would be adversely affected by the creation of an independent residential unit in addition to the main dwellinghouse.

03. That the proposed foul and surface water drainage systems shall be carried out in accordance with the approved plans and drainage proposals contained within the Drainage Assessment by Fairhurst, October 2016. Each house shall not 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 drainage facilities are provided, and maintained, in the interests of the amenity of the area.

04. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the Planning Authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
- b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and Policy C1 of the Aberdeenshire Local Development Plan 2017.

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