

Aberdeenshire

COUNCIL

**Infrastructure Services**

Buchan Area Committee Report 23 February 2021

Reference No: APP/2020/0286

Full Planning Permission for Erection of Dwellinghouse at Site Adjacent to The Laundry, Chapel Park, Pitfour Lake, Mintlaw

Applicant: Mr D Mackie Per Agent
Agent: Baxter Design Company, 1 The Square, Mintlaw, Peterhead, AB42 5EH

Grid Ref: E:398109 N:849190
 Ward No. and Name: W04 - Central Buchan
 Application Type: Full Planning Permission
 Representations: 2
 Consultations: 6
 Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
 Designations: Rural Housing Market Area
 Complies with:
 Development Plans: No
 Main Recommendation: Refuse Full Planning Permission



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.3.1i of Part 2C Planning Delegations of the Scheme of Governance 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.

Cllr J Ingram - to give further consideration to Policy R2.

Cllr Marion Buchan - to further discuss Policy R2.

- 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

Description of proposal

- 2.1 The applicant seeks Full Planning Permission for the erection of a dwellinghouse on the site adjacent to The Laundry, Chapel Park, Pitfour Lake, Mintlaw.
- 2.2 The site is located approximately 420 metres north of Pitfour Lake and lies north-west of the settlement of Mintlaw (see Appendix 1). It is situated 690 metres west of the public road leading north out of Mintlaw and is accessed via a smaller road that connects to this road from the West. The site sits immediately behind The Laundry, a Category C Listed Building, within an area of scrub and woodland and is accessed from an existing track that runs north to south from a further residential development of houses at the top of the hill (see Appendix 2).
- 2.3 The proposal would involve the erection of a 3-bedroom dwellinghouse that would sit on the south facing slope between The Laundry and Chapel Hill House. The site sits within an area of land approximately 0.32ha in size, located in within the Rural Housing Market Area, as defined in the Local Plan. The application site would form a boundary with Chapel Hill House to the North and has an open field to the West, The Laundry to the South and a track and residential property beyond to the East.
- 2.4 The proposed single-storey dwellinghouse would be south facing and have a ground floor area of approximately 105 sq.m. The proposed dwellinghouse is broadly similar to that of the earlier application (reference APP/2019/0155), with the main differences being the movement of the property within the plot, and the alterations to the roof.
- 2.5 The proposed dwellinghouse has a height of 3.3 metres to the ridgeline of the mono-pitch roof, which is situated on the main hub of the dwellinghouse, with the smaller element on the southern elevation featuring a flat roof. The walls

are to be finished in reclaimed granite and large cladding, whilst the roofs would be covered in sedum over the monopitch and a grey rubber to the flat roof section (see Appendix 3). The windows and doors would be grey uPVC. The property would connect to the public water supply, and be serviced by new private foul and surface water drainage systems.

2.6 The following is a list of relevant planning history:

- APP/2019/0155 Erection of Dwellinghouse. Refused 3 September 2019.

The application was refused by Buchan Area Committee in line with officer recommendation for two reasons.

The application failed to comply with any of the exceptions listed under Policy R2, including cluster, due to its orientation, separation and physical relationship with other dwellings, and the topography, as such there is no cohesive relationship. Furthermore, the proposal is considered to be 'detached' from the existing cluster of houses due to the physical and visual barrier of the existing mature trees and the topography of the site.

The second reason due to its close proximity to The Laundry which is a Category C Listed Building. The proposed dwellinghouse by virtue of its proximity to The Laundry would form the backdrop to the historic property and consequently have an adverse impact on its setting, contrary to both National and Local Planning Policies which seek to preserve the setting of listed buildings.

- ENQ/2018/0806 – Conversion of Outbuilding to Dwellinghouse & Erection of Dwellinghouse

*This enquiry was the precursor to the application referenced above. It was advised that such an application was unlikely to be supported as it was considered that the proposal would fail to comply with Policy R2. Furthermore, that careful consideration would need to be given to the setting of The Laundry, a Category C listed building.

2.7 The following was submitted in support of the application:

- Badger Survey – Astell Associates (Report Ref: LPL-1901-BDS, 18 January 2019)
- Bat Roost Potential Survey – Astell Associates (Report Ref: LPL-1901-BS, 09 January 2019)
- Design Statement – Baxter Design Company (Ref: 18077)
- Drainage Report, Recommendations and Associated Test Certificates – Ferguson Geotechnical (02 December 2018)
- Environmental Impact Survey – Astell Associates (Report Ref: LPL-1901-EIS, 18 January 2019)
- Tree Survey Report – Astell Associates (Report Ref: LPL-1901-TR, 18 January 2019)

*This also includes an Arboricultural Assessment as a separate drawing.

- 2.8 The elevations were amended to reduce the extent of the mono-pitch roof which reduced the height of the roof by 0.3 metres. The boundary wall has been reduced in length and the wrought iron gate removed on the east and west elevations. The north elevation would be largely concealed by the embankment due to the movement of the property closer to the embankment with the glazing altered accordingly. The south elevation introduces a granite element to the finishes as well as the swap of position of the patio doors and glazing elements. These changes are illustrated in full in the following amended plans:

18077-01 9

18077-LP

18077-02 3

3. Representations

- 3.1 A total of 2 valid representations (2 objections) have been received as defined in the Scheme of Governance. This does not include multiple representations from the same household which equate to 2 letters in total. All issues raised have been considered. The letters raise the following material issues:

- Impact on public access to existing path network
- Poor visibility on junction of access
- Road safety
- Impact of development on nearby Barn Owls
- Impact of development on Badgers
- Impact on buried Ice House beneath the application site

4. Consultations

- 4.1 **Business Services (Developer Obligations)** identifies that Fetterangus Primary School and Mintlaw Academy are currently operating within capacity. The proposed development does not engage the Developer Obligations and Affordable Housing policies or associated supplementary guidance of the Aberdeenshire Local Development Plan 2017. In this instance, no contributions are required.

- 4.2 **Infrastructure Services (Environment Team - Built Heritage)** initially identified that the proposal would not be acceptable due to having an unacceptable impact on the setting of The Laundry. It highlighted that the proposed dwellinghouse would be potentially intervisible with The Laundry when viewed from a number of positions within the former estate grounds.

Following further amendments to the landscaping scheme however, it stated that the evergreen species incorporated would appear to address the concerns previously raised about the suggested new house undermining the historic setting of the early 19th century former laundry. A mixed variety of shrubs and trees which should ensure that the residential dwelling will not be intervisible with the historic property and not impact on the existing backdrop of a rural parkland location.

- 4.3 **Infrastructure Services (Environment Team - Natural Heritage)** advised that although the Old Laundry building has bat roost potential, it would not be directly affected by the proposal. Furthermore, none of the trees to be removed have been identified as having bat roost potential. Consequently, no additional surveys are required as part of this application.

The proposal would however result in disturbance to an active badger sett and a licence will therefore be required for this. A species protection plan and mitigation have been provided as part of the current proposal and these would form part of any application for such a licence.

Mitigation has also been proposed to avoid an impact on an area of scrub that has a high potential for nesting birds. Subject to the mitigation being followed, this can be conditioned.

The loss of a small number of trees in the context of the high number within the vicinity would have little adverse impact on the appearance and integrity of the woodland. It requests the submission of site specific details of driveway construction and method statement required in order to ensure there is no significant damage to the trees, but can be conditioned.

- 4.4 **Infrastructure Services (Roads Development)** identified that the parking provision shown is acceptable. It highlights that the access onto the public road is already established, and that the access to the site itself is taken from a private road, not maintained by the Roads authority. Granting the development may result in an increase in use, which may result in an increased liability on those responsible for the maintenance of the private road. It has no objections subject to conditions.
- 4.5 **NatureScot (formally Scottish Natural Heritage)** advised that it would not offer formal comment on the proposal and advise that it does not intend to provide tailored advice on protected species that may be affected by the proposal. It instead refers to its standing advice. It advises that licensing should be contacted regarding any licence application.
- 4.6 **Scottish Water** has no objections to the proposed development however, this should not be interpreted as confirmation that the development can currently be serviced. It advises that there is currently sufficient capacity in the Turriff Water Treatment Works, however there is no record of any Scottish Water, Waste Water infrastructure within the vicinity of the development. The applicant is therefore advised to explore private treatment options.

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 2020

The Strategic Development Plan was approved on 12 August 2020.

The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. 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.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 as approved forms part of the Development Plan.

5.3 Aberdeenshire Local Development Plan 2017

Policy R2 Housing and employment development elsewhere in the countryside
 Policy P1 Layout, siting and design
 Policy E1 Natural heritage
 Policy E2 Landscape
 Policy HE1 Protecting historic buildings, sites and monuments
 Policy PR1 Protecting important resources
 Policy C1 Using resources in buildings
 Policy RD1 Providing suitable services
 Policy RD2 Developers' obligations

5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the 'settled view of the

Council' on what the final adopted content of the LDP 2021 should be. A period during which representations on the Proposed LDP 2020 could be made took place between 25 May and 31 July 2020.

The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. As the Proposed LDP is yet to be subject to Examination by an independent Reporter, it is considered that the level of weight that should be applied to the Proposed LDP 2020 is not significant. The Aberdeenshire LDP 2017 remains the up-to-date LDP for the area and the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted.

5.5 Other Material Considerations

Historic Environment Scotland Policy

Managing Change in the Environment – Setting

6. Discussion

- 6.1 The main issues for consideration as part of this application are whether the principle of development for a dwellinghouse can be established on the site, what impact this would have on the setting of The Laundry (Category C Listed Building), and whether the layout, siting and design would respect the character and residential amenity of the surrounding area.

Principle of Development

- 6.2 The site is located outwith a defined settlement boundary, therefore it would equate to development in the countryside under Policy R2 Housing and employment development elsewhere in the countryside. The Planning Service supports new dwellinghouses in the countryside and the Rural Housing Market Area (RHMA) where it would:-
- be appropriate in the greenbelt; or
 - involve the refurbishment or replacement, on the same site, of an existing house or disused building; or
 - involve remediation of redundant brownfield land opportunities; or
 - the addition of groups of no more than 3 houses within 200m of an identified settlement boundary; or
 - the retirement succession of a viable farm holding; or small-scale addition to an existing cluster or group of at least five houses.
- 6.3 In terms of the listed criteria, it is considered that the proposal does not meet any of them, as the proposal does not involve the remediation of redundant brownfield land opportunities and there is no retirement succession of a farm holding.
- 6.4 Proposals for additions to clusters and groups must demonstrate a reasonable degree of connectedness which could be achieved through, for instance, the

sharing of curtilage boundaries. The site for development must be directly related to the existing houses within the group of infill where appropriate, between properties. Generally, a cluster/group will be no more than around 15 houses.

- 6.5 In this case, it is all about context, although it is recognised that the site has a boundary with Chapel Brae House to the North and there is a residential property to the East on the other side of the track, the site needs to be looked at carefully to establish how it relates to the neighbouring properties in order to assess whether it can be considered to be part of a cohesive group. Although on paper it might look like the site forms part of an existing cluster or 'cohesive' group, the site is separated visually and physically from the cluster to which it shares a boundary as recognised on site.
- 6.6 As mentioned above, the policy states that the proposed dwellinghouse must demonstrate a reasonable degree of connectedness to an existing cluster. The cluster of houses (Chapel Hill House, Reservoir Lodge, Copper Quarry, Beech House, Osprey View and Strachan) immediately to the north of the application site are all centred around the main existing access road which serves those houses. These all face onto and are directly accessed off this road. Visually, when accessing these existing houses, they very clearly show that they form cohesiveness with one another, specifically in relation to access, topography and connectedness. The proposed site, however, sits away from the main access road, down an existing small path, would not be addressing or be adjacent to the existing access road and nor would it be clearly visible from the existing access road due to it being behind Chapel Hill House, due to foliage and also topography. Clusters and groups that are subdivided by substantial boundary features such as in this case of the cluster and the application site are not connected.
- 6.7 The application is proposing to distance itself from the existing dwellings to the north, effectively creating 'backland' development as opposed to looking at sites located within existing recognised clusters. The proposal is therefore in conflict with Policy R2.

Impact on the Listed Building

- 6.8 The Laundry at Pitfour is a Category C Listed Building. Therefore, in line with Scottish Planning Policy and Historic Environment Policy for Scotland, careful consideration must be given the impact that the proposed development may have on the setting of the listed building. Historic Environment Policy for Scotland and associated Guidance highlights the importance of ensuring that proposed development does not have an adverse impact on the setting of Listed Buildings. The guidance states that it is important to identify the historic asset that might be affected by development and define its setting. The impact of any new development upon the setting must then be assessed. The guidance defines setting as 'the way in which the surroundings of a historic asset contribute to how it is understood, appreciated and experienced.'
- 6.9 A photomontage was submitted in support of this application, to assist in determining the impact that the proposed dwellinghouse would have upon the setting of the adjacent 'The Laundry', which sits directly north of the application

site. The general premise is that a Listed Building should always remain the focus of its setting and must never be distracted by the presence of any new development whether it be within or outwith its curtilage. In this instance the proposed dwelling is within the curtilage of the Listed Building.

- 6.10 The position of the dwellinghouse in relation to boundaries is such that it would be situated 5.3 metres away from the northern boundary of the site, 16.3 metres from the western boundary, 19.6 metres away from the southern site boundary and 56.9 metres from the eastern site boundary. In comparison with the previously refused application, the dwellinghouse has been pulled in closer towards the northern boundary where it would be almost completely recessed in the created embankment (see Appendix 4). It has also been moved further east within the plot. Furthermore, the overall height of the property has been reduced from approximately 4.3 metres at the ridgeline of the roof in the previously refused application, to 3.3 metres in the current proposal. This is as a result of a reconfiguration of the roof.
- 6.11 Pitfour was originally a large estate, which over time has lost the principal house (circa. 1925-1930), nevertheless, a number of the buildings remain within the Historical Policies and the Estate. The Laundry is one of the buildings within Pitfour Estate, understood to date from circa.1820, and it is listed in its own right (not just curtilage listed). The significance of The Laundry is that it assists in the understanding of how the former estate functioned, and it is part of a wider series of buildings within the former estate that had a dependency on each other. Consequently, any development that would erode the visual relationship within the estate of the Laundry or detrimentally impact upon its setting would not be supported.
- 6.12 In recognition of this, the design of the proposal has incrementally been adjusted, since the previous refused application, including the further reduction of the roof height to 3.3 metres, as well as positioning the property tighter to the recessed embankment to better screen it within the landscape. In addition to this, a schedule of planting has been agreed which would include evergreens, shrubs, and trees that would provide year round screening of the property when viewed from the south in the context of the Laundry. This planting would assist to prevent the new development from being intervisible with the Laundry when viewed from the south, and would also help to provide some biodiversity value in the form of a wider variety of species within the site itself. Although it is not possible to secure the planting in perpetuity via condition, any landscaping scheme would generally seek to ensure that any specimens that die or are in poor health within the first 5 years are replaced. This could be controlled, and if established, the landscaping would offer a benefit to the visual amenity, the biodiversity within the vicinity and a meaningful form of screening between the Laundry and the development.
- 6.13 Given the amendments made to the proposal it is concluded, and on balance, that the proposal could avoid a detrimental impact on the setting of the listed building. Consequently, it is perceived that the proposed development would not conflict with Policy HE1 Protecting historic buildings, site and monuments and Historic Environment Policy for Scotland in this instance.

Layout, siting and design

- 6.14 In terms of layout and siting, the proposed dwellinghouse would have a footprint which is proportionate to the plot size and the layout of the site would afford adequate private amenity space, as well as the required off-street parking spaces. The proposed house would be orientated to maximise solar gain and views to the south and west towards Pitfour Lake.
- 6.15 The design of the proposal is broadly acceptable in the context of the setting, and it is clear that the design is intended to be discreet within the wider landscape. It is also apparent that the dwelling would take advantage of the south and west aspect to maximise solar gain as well as views. The property would take its access from a new road connecting onto the existing track along the eastern boundary of the site. This track would weave through an area of woodland that would provide partial screening to the proposed dwellinghouse. In terms of layout, consideration should be given to the fact that the proposed house is set lower than the neighbouring property to the north (Chapel Hill House) as a result of the topography of the site.
- 6.16 The proposed dwellinghouse would utilise a simple palette of materials such as reclaimed granite and larch cladding for the walls, and a sedum roof. The overall design would be single storey in height. Due to the positioning of the proposed house there would be no conflict in terms of privacy or loss of light with any of the surrounding properties due to its topographical and visual detachment from them. Overall, it is deemed that the proposed house would not look out of place given the design and choice of external materials proposed.
- 6.17 Looking at the internal layout and windows within the property and the neighbouring properties, there are no concerns in relation to overlooking due to the topography and separation of the site from other residential properties. It is therefore deemed to be in compliance with Policy P1 and Policy E2 Landscape of the Aberdeenshire Local Development Plan with regards to these specific matters. Overall, the proposed design of the house is considered acceptable.

Loss of Trees

- 6.18 Eighty-five trees on site were surveyed and of these, 3 trees are identified as being required for removal as a direct result of the development, with a further 4 requiring removal on woodland management or health and safety grounds. This is considered a low proportion of the trees on site, which is welcomed, but is reliant on a no-dig method of construction being used for the proposed access. Site specific details of the proposed construction of the driveway and method construction statement would be required in order to ensure there is not significant damage to the trees. It is noted that the Environment Team are broadly supportive of the application subject to such details. In terms of tree loss, the proposal, subject to conditions, is not in conflict with Policy E1 Natural Heritage, Policy PR1 Protecting Important Resources, and E2 Landscape.

Impact on Protected Species

- 6.19 No issues of concern have been raised by the Environment Team (Natural) or Scottish Natural Heritage with regards to impact on wildlife that cannot be

addressed by condition. An informative would need to be added to advise of the requirement for a badger licence application to NatureScot (SNH). NatureScot has not advised as part of the current application if such a licence would be granted, and instead refer to its standing advice. It is noted however that it indicated, as part of the last application, that such a licence would likely be granted, and that was based on the same information submitted as part of the current proposal. The Planning Service is therefore generally satisfied that a licence could be obtained for the works.

- 6.20 Detailed reports and assessments have been provided and reviewed by the Planning Service and consultees. The proposal is therefore not in conflict with Policy E1 Natural Heritage in relation to the impact on wildlife, including protected species.

Energy Efficiency

- 6.21 The energy efficiency of the proposed dwellinghouse is not yet known however a condition could be applied that would require the applicant to submit detailed SAP calculations, and details of mitigation, to the Planning Service, for confirmation of their acceptability. There is no reason to suspect that a new build property would be unable to meet the energy efficiency and sustainability requirements of the Council, so it is considered reasonable to apply such a condition in this instance. Subject to the addition of this condition, the proposal would comply with Policy C1.

Access and Servicing

- 6.22 The Roads Development team has not raised any objection to the proposal subject to conditions.
- 6.23 It is proposed to connect to the public water supply and to install a septic tank, whilst the surface water disposal will be via infiltration trenches to the ground in accordance with the Drainage Impact Assessment by Ferguson GeoTechnical dated 2 December 2018.
- 6.24 It has been demonstrated that servicing can be adequately provided within the site, and subject to conditions the proposal complies with Policy RD1 Providing suitable services.

Developer Contributions

- 6.25 The proposed development does not engage the Developer Obligations and Affordable Housing policies or associated supplementary planning guidance of the Aberdeenshire Local Development Plan 2017. The proposal is therefore not in conflict with Policy RD2 Developers' obligations.

Letters of Representation

- 6.26 Two letters of representation, objecting to the application, have been received. Roads raised no objection in relation to the proposed development subject to conditions, and therefore it is deemed that the proposal will not cause road and/or pedestrian safety concerns. Any closure of public footpaths is not

anticipated during construction but in any case, would have to comply with the rights of way legislation if relevant. It is noted that the Environmental Team raised no concern in regard to access.

- 6.27 The impact of the development on wildlife has already been addressed within this report.
- 6.28 Whilst it may be noted that there may be an ancient buried ice house beneath the proposed site of the new build, it is noted that no comments have been received from the Archaeology Team. Nevertheless, any 'finds' would have to be reported.

Conclusion

- 6.29 In conclusion, the principle of development is contrary to Policy R2 Housing and employment development elsewhere in the countryside.
- 6.30 The proposal is not within an existing recognised cluster of 5 or more houses due to its orientation, separation, woodland barrier, and topography meaning there is no cohesive relationship. The proposal is 'detached' from the existing cluster of houses due to the physical and visual barrier of the existing mature trees and the topography of the site. In recognition of this, the proposal is recommended for refusal.

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 Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with 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.

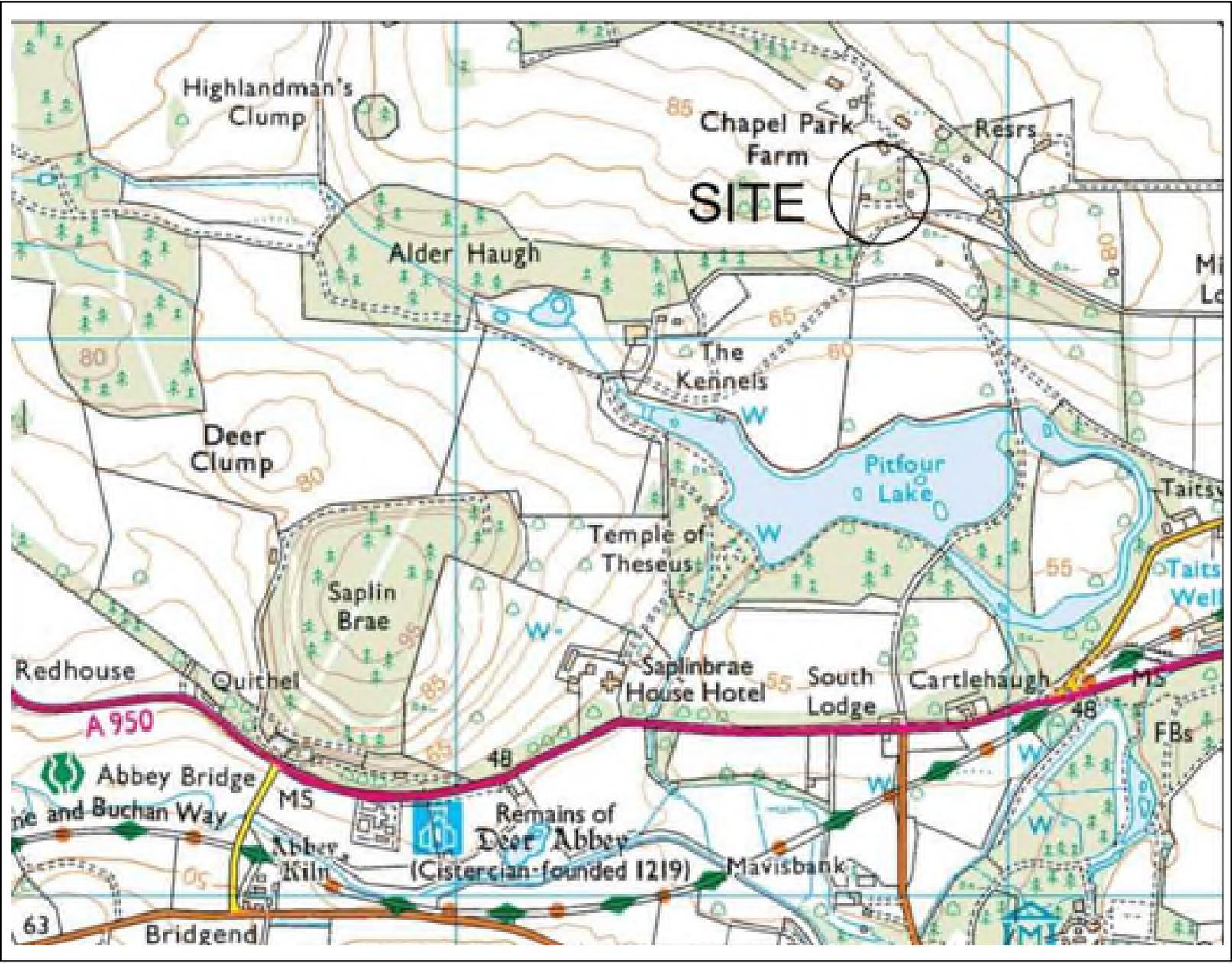
11. Recommendation

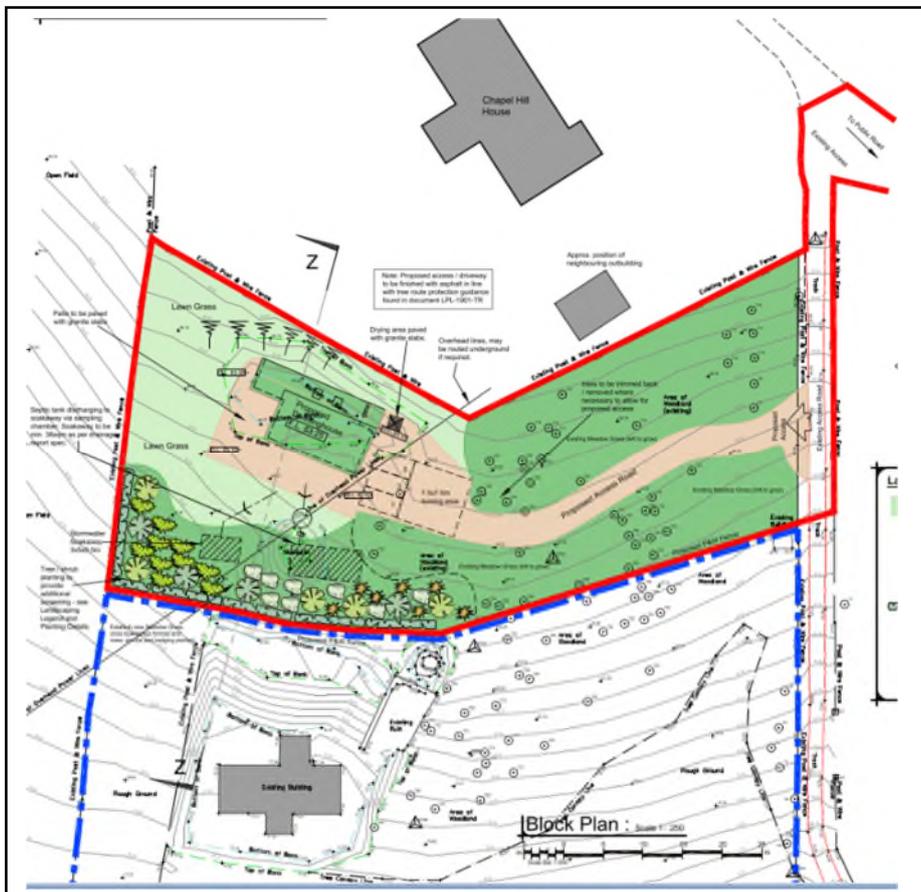
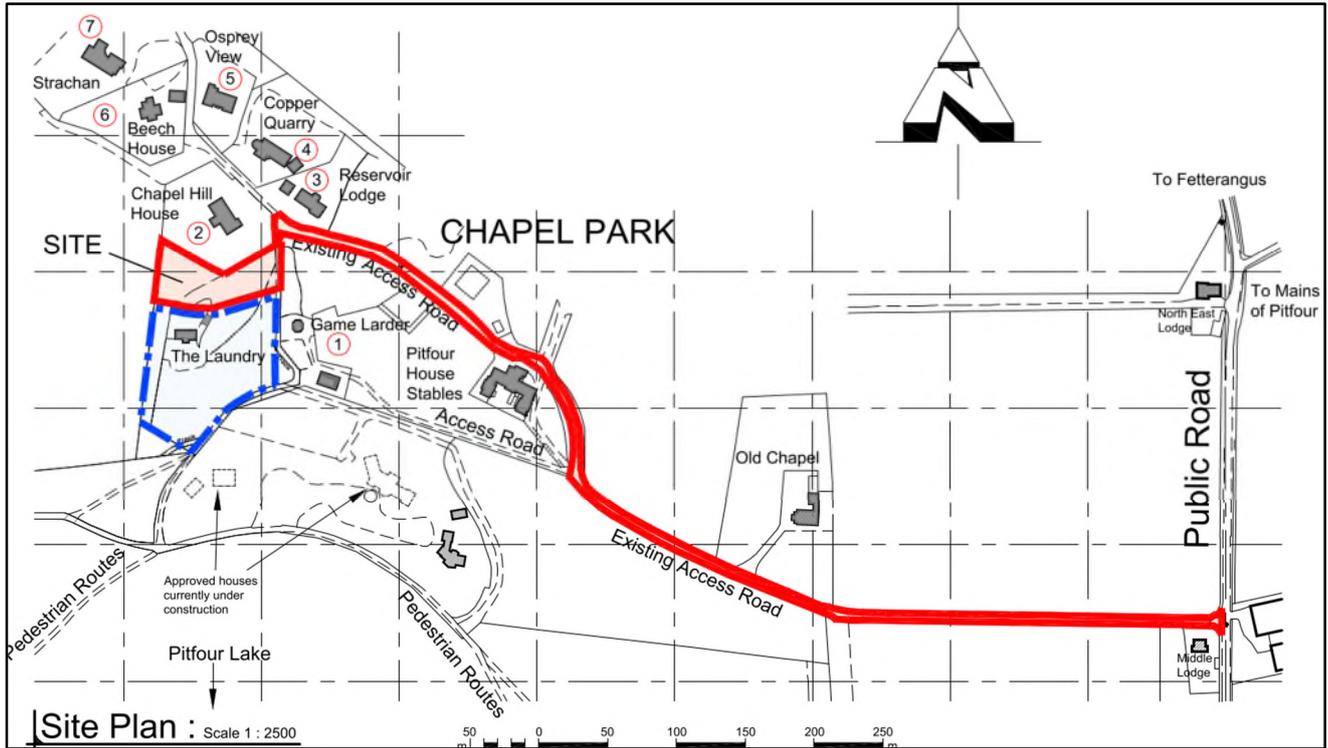
11.1 **REFUSE Full Planning Permission for the following reasons:-**

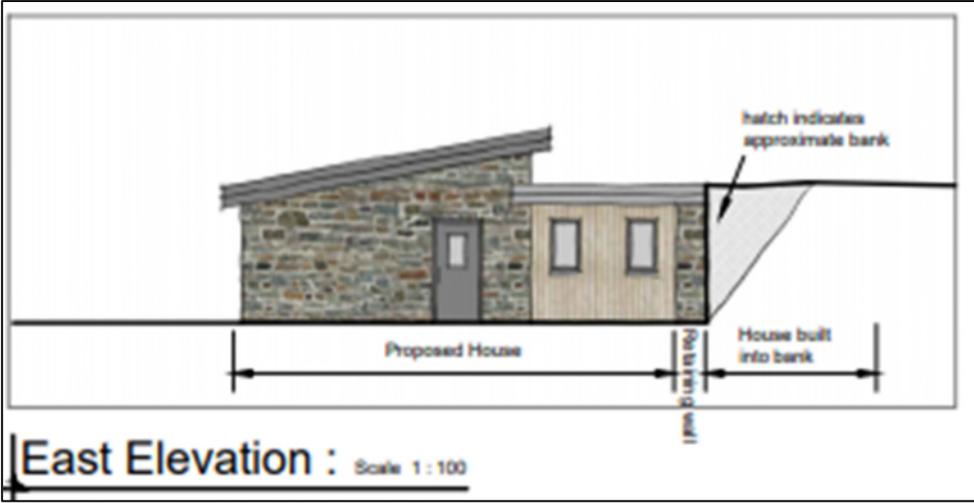
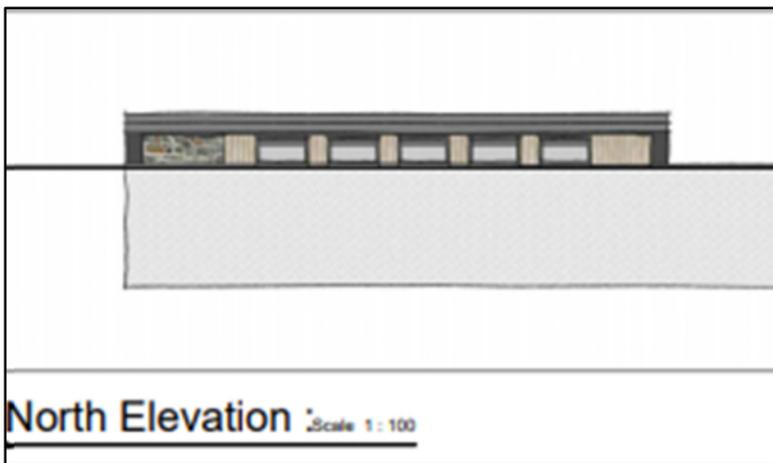
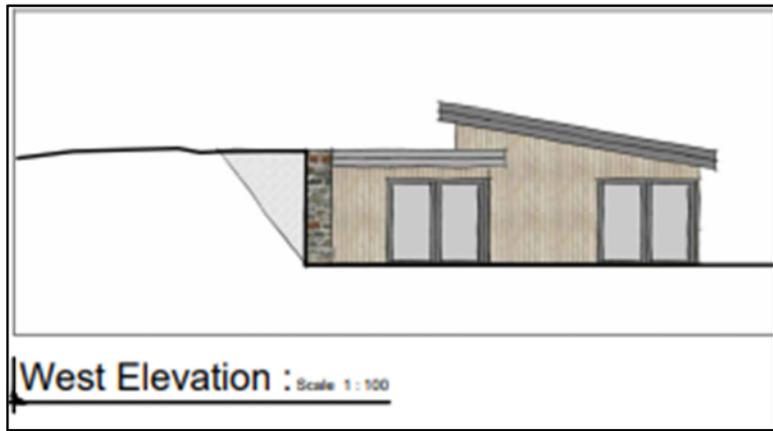
01. The planning authority considers that the application is for a development that is not in accordance with the Aberdeenshire Local Development Plan 2017.

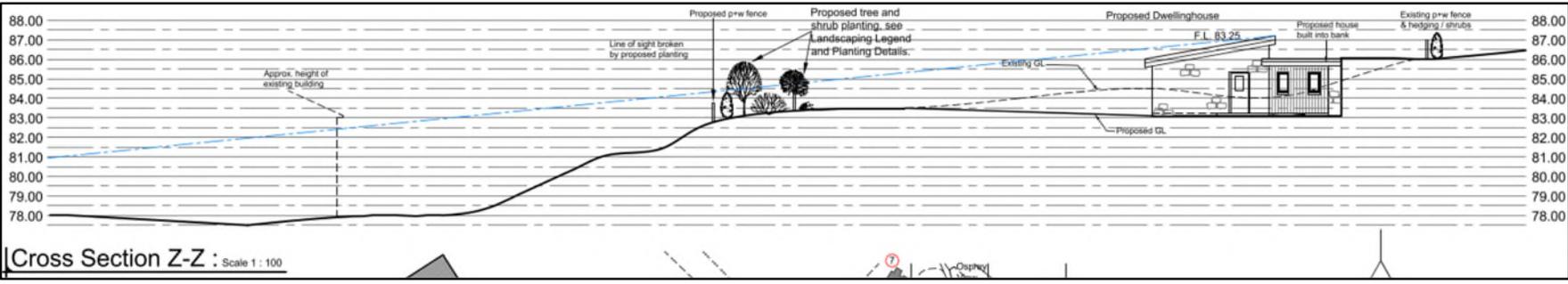
The principle of development on this site is in conflict with the Aberdeenshire Local Development Plan 2017, in particular Policy R2 Housing and employment development elsewhere in the countryside as the proposal is not within an existing recognised cluster of 5 or more houses, due to its orientation, separation and physical relationship with other dwellings, and the topography, as such there is no cohesive relationship. Furthermore, the proposal is considered to be 'detached' from the existing cluster of houses due to the physical and visual barrier of the existing mature trees and the topography of the site. No other criterion listed under Policy R2 applies.

Alan Wood
 Director of Infrastructure Services
 Author of Report: Rory Hume
 Report Date: 11 February 2021









Comments for Planning Application APP/2020/0286

Application Summary

Application Number: APP/2020/0286

Address: Site Adjacent To The Laundry Chapel Park Pitfour Lake Mintlaw

Proposal: Erection of Dwellinghouse

Case Officer: Rory Hume

Customer Details

Name: Mr Scott Grady

Address: Reservoir Lodge, Chapel Park Peterhead

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comment Details Commenter Type: Neighbour Stance: Customer objects to the Planning Application Comment Reasons: Comment: Point 1 The access to and from the property utilises an existing footpath which is used by many walkers who daily use this access road to get to the lake and from the lake to walk in Drinnies wood. My family use this access to go for walks around the lake and surrounding areas and recently another access route to the lake was closed when another property was built Point 2 Visibility when accessing but mainly leaving the proposed road is non-existent due to the height of the hedging on the side of the road where the old larder is. The existing layby is not big enough to allow safe traffic management to and from the property and there is very little room to develop this as both potential extensions to the layby are owned by different land owners. My property sits directly opposite the proposed access and there will be no access gained from here which I believe would be required for the larger deliveries and I have serious concerns on the safety of my family and all other residents at the top of this hill as it will mean that people leaving this would be blind to traffic coming up the hill.

Point 3 The laundry lying adjacent is only a few meters away and there are a resident family of the protected barn owls who have lived there for many years

Badgers are frequently seen crossing in front of my house coming from the proposed development

Comments for Planning Application APP/2020/0286

Application Summary

Application Number: APP/2020/0286

Address: Site Adjacent To The Laundry Chapel Park Pitfour Lake Mintlaw

Proposal: Erection of Dwellinghouse

Case Officer: Rory Hume

Customer Details

Name: Mr Edwin Houghton

Address: Chapel Hill House Chapel Park Mintlaw

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Comment Details Commenter Type: Neighbour Stance: Customer objects to the Planning Application Comment Reasons: Comment:Point 1 The access to and from the property utilises an existing footpath which is used by many walkers who daily use this access road to get to the lake and from the lake to walk in Drinnies wood. My family use this access to go for walks around the lake and surrounding areas and recently another access route to the lake was closed when another property was built Point 2 Visibility when accessing but mainly leaving the proposed road is non-existent due to the height of the hedging on the side of the road where the old larder is. The existing layby is not big enough to allow safe traffic management to and from the property and there is very little room to develop this as both potential extensions to the layby are owned by different land owners. My property sits directly opposite the proposed access and I have serious concerns on the safety of my family and all other residents at the top of this hill as it will mean that people leaving this would be blind to traffic coming up the hill. Point 3 The laundry lying adjacent is only a few meters away and there are a resident family of the protected barn owls who have lived there for many years Point 4 There is an ancient buried ice house beneath the proposed site of the new build. Point 5 Concerns as per above comment on access to and from the proposed site with public safety Point 6 To access this site will require crossing a shared access at Chapel Hill house (this had been in use since Chapel Hill house was built) Point 7 This is a footpath that I use daily for access to and from the Pitfour Lake this is a public thoroughfare which is in use daily by country walkers withdrawing this access would be of detriment to the residents and the overall local community