

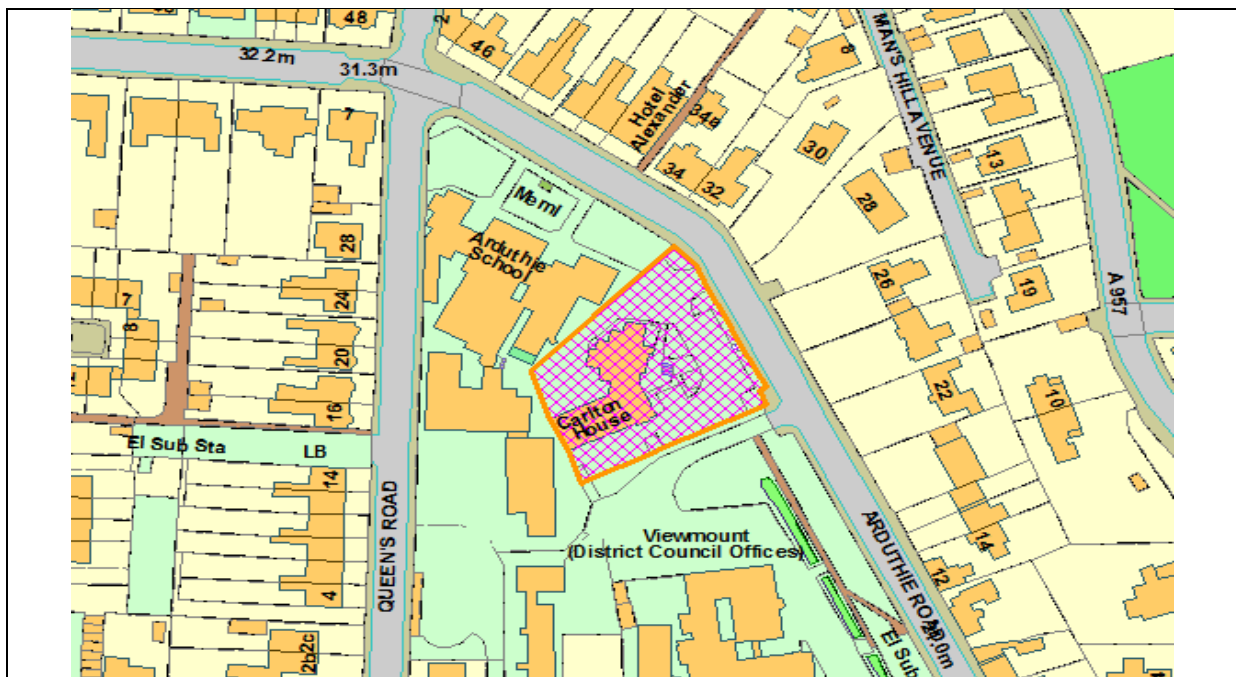
Kincardine & Mearns Area Committee Report 12th October 2021

Reference No: APP/2021/1659

Full Planning Permission for Alterations and Extension and Conversion of Office (Class 4) to Form 16 Flats and Associated Infrastructure at Carlton House, Arduthie Road, Stonehaven, Aberdeenshire, AB39 2QP

Applicant: Aberdeenshire Council Housing Dept., Woodhill House, Westburn Road, Aberdeen, AB16 5GB
Agent: No Agent

Grid Ref: E:386961 N:785985
Ward No. and Name: W18 - Stonehaven and Lower Deeside
Application Type: Full Planning Permission
Representations: 15
Consultations: 8
Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
Designations: Within Settlement, Stonehaven Conservation Area
Complies with: Yes
Development Plans:
Main Recommendation: Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1m of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for approval and has been submitted by the Local Authority and relates to land in the ownership of the Local Authority and there has been a valid objection.
- 1.2 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 Full planning permission is sought for alterations and an extension and conversion of an office (Class 4) to form 16 flats and associated infrastructure at Carlton House, Arduthie Road, Stonehaven.
- 2.2 The application property is situated in between Arduthie School and an Aberdeenshire Council office, Viewmount. Carlton House is an Edwardian Villa, which has been extended in the past to the south and west and its most recent use was as Council offices and is now vacant. The building is finished in stone and slate, with timber sash and case windows on the original part of the building and UPVC sash and case windows on the extension. The site is accessed from Arduthie Road with parking provision to the north, east and south of the building. The rear, the area is hardstanding. Existing boundary treatments are granite stone walls to the north and south, a lower wall with a stair access to the east and a metal fence to the west. The grounds associated with Arduthie School wrap around the site from the north to the west. There are residential properties on the north and east side of Arduthie Road, across from the building. The site slopes gently down from north to south.
- 2.3 The proposal seeks to convert the office building to form 16 flats which would comprise 11 x 1 bed and 5 x 2 bed. The accommodation would be over four levels, including the basement and loft levels of the building. A lean-to and a two storey extension are proposed on the rear elevation of the building to form part of the flats to the rear of the building. The lean-to part of the extension would measure approximately 3.3m by 3m with a maximum height of 3.8m. The two storey extension would measure approximately 7.7m by 3.2m with a flat roof and height of 6m. The extension would be finished in vertical cladding and the lean-to roof in slate to match the main building, and the flat roof with a grey single ply membrane. Another two storey extension, to form an entrance to a stairwell, is proposed to be erected on the north facing elevation of the non-original existing extension, facing into the rear of the site. The extension would be finished in blockwork to match the building and measure

approximately 1.5m by 3m with a height of 5.5m. Timber fascia boards and black Marley Alutec gutters and downpipes are proposed.

- 2.4 The windows on the original part of the building are proposed to be replaced by Blairs double glazed sash and case timber units which would replicate the design of those currently in place. The windows on the non-original extension are proposed to be replaced by Blairs double glazed, double swing timber windows. The windows on the new extension to the rear would be Nordan triple glazed units.
- 2.5 Within the site, parking spaces, including 2 disabled parking bays, would be provided within the existing parking area. Bike racks are proposed to the northwest of the building, adjacent to the existing stone boundary wall shared with the school. Amenity ground would be located to the west and south of the building. Existing trees within the site are proposed to be retained. A 1.8m high timber fence is proposed to be erected along the shared boundary with the school to the west. Bin storage is proposed in the northeast of the site, south of the existing access. The bin storage would be contained by 1.8m high timber fencing. Pedestrian access to the site would via the existing stepped access on the eastern boundary and a 1.2m wide path for wheelchair access is proposed adjacent to the vehicle access point. Shrubs at the north of the site adjacent to the access are to be removed and alterations to the adjacent wall at the school are proposed to allow for the required visibility to be achieved.
- 2.6 The proposal would utilise a public water supply and drainage is proposed to discharge to the public infrastructure as currently in place.
- 2.7 A Design and Access Statement submitted by Aberdeenshire Council was submitted, providing details of the proposal to form council housing to support to waiting list for housing. It is proposed that two of the units will be fully wheelchair accessible. Internally, the building is to be stripped and reinsulated to meet current standards, along with replacement windows to satisfy government standards that social housing must achieve by 2032. It is outlined that the site sits close to the town centre, is readily accessible and provides parking provision. Photographs of the windows from within the building were also submitted following the request from Infrastructure Services (Environment – Built Heritage).
- 2.8 Revised site plan and elevational drawings have been submitted to address parking, waste and visibility splay requirements and clarification and alterations to the proposed finishing materials following comments from relevant consultees.

3. Representations

- 3.1 A total of 15 valid representations (15 objection) have been received as defined in the Scheme of Governance. This does not include multiple representations from the same household which equate to 19 letters in total.

All issues raised have been considered. The letters raise the following material issues:

- Object due to close proximity to a school and nursery and is an unsuitable location for such a development.
- Object to siting of the bin store in view of neighbouring properties and increase in noise through use of the bins and concerns of potential cleanliness of the area.
- Re-siting to the rear of the building should be considered to reduce amenity impacts.
- Increase in traffic associated with daily use of the site and previous use was only during working hours and impacts on parking in the surrounding area.
- Insufficient parking and safety concerns for pedestrians and adjacent school.
- The exit from the site is on a corner with limited visibility in one direction.
- Overlooked by front facing windows.
- No requirement for the proposed number of bike racks.
- A change of use from a low impact office to 16 flats would be overdevelopment of the site and be at odds with current neighbourhood of largely families and retirees.
- Do not have facilities/infrastructure to support more housing in the area.
- More suitable alternative uses should be considered.
- Significant change of use within a conservation area.
- Lack of outdoor amenity space.

Although not a material planning consideration, a number of representations also considered that the closure of the Invercarron Resource Centre to become a vaccination centre could be prevented and Carlton House could be used for this purpose.

4. Consultations

Internal

- 4.1 **Education & Children's Services (Learning Estates)** has confirmed that children generated from the development will fall within the catchment areas of Arduthie School and Mackie Academy. There is no objection to this development on the grounds of education provision.
- 4.2 **Infrastructure Services (Archaeology)** has considered the application, which affects a former house, latterly used as an office, dating to the 19th century. A condition requesting that a photographic survey is carried out prior to commencement of development is to be attached to any permission granted.

- 4.3 **Infrastructure Services (Environment – Built Heritage)** note that it is positive to see a proposal for a new use of a currently underutilised building within the conservation. Proposals within the conservation need to be of a high standard in terms of materials and design. The original element of Carlton House is an attractive and well detailed Edwardian Villa and the treatment should be of the highest standard. Clarification was sought as to whether the roof was to be replaced and what the proposed materials were. Proposed amendments were requested in relation to the materials of the fascias and rooflight style. In relation to the windows, those on the original part of the building are original and it was requested to be demonstrated why they required replacement. Like-for-like replacements were sought. The originally proposed Nordan model was considered standardised and although may be permissible in the newer rear extension, they would not be accepted on the original part of the building. Sections and elevations of the windows were requested to be submitted. Gutters on the original building should be retained and repaired where possible, and if replacement is required, they should be cast iron or aluminium. On the more modern parts of the building, black UPVC could be accepted, although this is less resilient than aluminium models so more prone to damage. Brochure details of the solar panels was requested.

Upon receipt of further information, including extensive photographs of the windows within the building, the proposed design and finish of the windows is considered acceptable, subject to no horn detail on them as this is not a feature present within the existing windows. A condition requesting the submission of samples for the roof tiles and rainwater goods is to be attached to any permission granted.

- 4.4 **Infrastructure Services (Housing Strategy Team)** advise that the affordable housing contribution as proposed in the application is fully supported by the Housing Service. The proposal meets housing need as supported by Aberdeenshire Council's waiting list 2021 and the Housing Need Demand Assessment 2017. It is also in accordance with the Local Development Plan's Affordable Housing Policy providing an onsite contribution. In terms of the tenure mix, the proposal for all the units for social rent will assist those in housing need on Aberdeenshire Council's waiting list.
- 4.5 **Infrastructure Services (Roads Development)** initially objected to the application based on insufficient visibility and information to fully assess the application. It was noted that parking provision was not sufficient. Clarification of the pedestrian access route to the building was requested to be shown on a plan.

Further information was submitted, however this Service maintained its objection based on insufficient visibility splay information and updates required to the site plan. The junction visibility was requested to be amended and boundary treatments to be located outwith the splays and vertical obstructions removed. Any new boundary treatments would be required to be at the rear of the visibility splays. However, the parking provision was updated accordingly and a pedestrian access route identified on a site plan.

A revised plan was submitted and outlined the visibility splays and alterations required in order to achieve these. This Service has no objection to the proposal, subject to conditions in relation to: parking provision; formation of visibility splays; construction of the refuse bin uplift store area.

- 4.6 **Infrastructure Services (Waste Management)** initially requested further details of the waste collection point, a waste management plan illustrating how the properties would be serviced and a drawing to demonstrate that refuse collection vehicles can safely enter/exit the site. Following receipt of further information, this Service has no objections to this application.
- 4.7 **Legal and People (Developer Obligations)** confirm that contributions have been agreed. Sport and recreation contributions have been agreed towards additional capacity at Stonehaven Sports Centre through the provision of an extension to the current facility including changing facilities serving the residents of the development. Healthcare contributions have also been agreed towards the provision of additional capacity by means of an extension to the medical centre at Robert Street in Stonehaven or other such facilities serving the residents of the development.

External

- 4.8 **Scottish Water** has no objection to the proposal, however the application should be aware that this does not confirm that the proposed development can currently be serviced and advise that further investigations may be required 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 2020

The Strategic Development Plan (SDP) 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 H2: Affordable housing

Policy P3: Infill and householder developments within settlements (including home and work proposals)

Policy P1: Layout, siting and design

Policy C1: Using resources in buildings

Policy HE2: Protecting historic and cultural areas

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. The Proposed LDP has been subject to public scrutiny and has now been submitted for Examination by an independent Reporter. Nevertheless, it is considered that the level of weight that should be applied to the Proposed LDP 2020 remains as not significant at this time. 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

None.

6. Discussion

- 6.1 The main issues to consider in the determination of this application include the acceptability in principle of the proposed alterations and conversion of the building from an office to form 16 flats, the potential impact on the character and amenity of the site and whether it can be adequately serviced.

Principle of development

- 6.2 Policy P3: Infill and householder developments within settlements (including home and work proposals) states that applications for change of use of existing buildings within settlements may provide development opportunities that can usually contribute towards housing. The development should respect the scale, density and character of its surroundings and not erode the character or amenity of the surrounding area.
- 6.3 The proposal seeks a change of use of a building, which was previously used as an office, to form 16 flats for social rent. The building is now vacant and whilst situated in between a primary school and another office building, the north and eastern side of Arduthie Road is predominantly residential and it is not considered that the proposed development would be out of character in terms of the nature of development of the surrounding area. The site is of a size which can accommodate the proposed number of properties and its use for residential would not be deemed to have a detrimental adverse impact on the area. It is considered that the site provides an appropriate infill opportunity and accords with the provisions of Policy P3: Infill and householder developments within settlements (including home and work proposals).

Layout, siting and design and the historic environment

- 6.4 Policy P1: Layout, siting and design aims to ensure that new development has respect for its setting and is appropriate in terms of scale and design. In addition, new development should not adversely impact on the amenity of neighbouring properties. The site is located within the Stonehaven Conservation Area and Policy HE2: Protecting historic and cultural areas aims to ensure that development is of the highest quality in terms of design, scale and materials.
- 6.5 The proposed extension would be situated on the rear elevation and would not be of a design and scale which would dominate the composition of the main building. The original element would remain the prominent feature within the site and it is not considered that there would be an adverse impact on the traditional character of the building. Due to the location, there would be limited

impacts on neighbouring amenity in terms of overshadowing or an overbearing impact. The building would largely remain unaltered, with the stone and slates remaining in place which would assist in retaining the overall historic character of the building. The roof of the lean to extension to the rear would have a slate roof to match the existing and fascia timber boards, which are considered appropriate materials for the conservation area. The building is not listed, but it is a traditional building with historic appeal. The proposed replacement windows on the original part of the building and those on the non-original extension would be replaced with windows of an appropriate design and finish which is deemed acceptable for the conservation area and character of the building.

- 6.6 Details in relation to proposed solar panels on the south facing elevation of the building have been submitted. The use of renewable energy is encouraged and welcomed. The solar panels would be partially obscured from public views by virtue of the orientation of the building and it is considered that there would not be a significant adverse impact on the character or appearance of the wider conservation area. As a conversion of an existing building, this would be considered a sustainable use of existing building stock and an energy statement would not be sought as part of any planning condition.
- 6.7 It is acknowledged that the building would be occupied on a more full time basis as opposed to the previous working hours during the day. However, it is not considered that the proposal would cause a detrimental adverse impact in terms of overlooking, as the building is set back from the houses to the northeast and east by approximately 35m. Due to the previous nature of the site, the building would still have been occupied during the daytime in the week. However, the same level of privacy for front gardens with low boundary treatments is not expected and represents a common feature along this part of Arduthie Road. It is not considered that the proposed development would exacerbate overlooking impacts to an unacceptable extent. The building already exists and the proposal to convert it to residential would not cause an overbearing or overshadowing impact.
- 6.8 Similarly, the occupancy of the site for residential use is not considered to have a significant adverse impact on the adjacent school site. A 1.8m high timber fence is proposed to be erected along the western boundary of the site where there is currently a metal fence which would provide privacy for the future residents of the site.
- 6.9 The use of the building for residential purposes would not be considered out of character with the site. It is acknowledged that the proposal is for flats, however the use of the site is compatible with the wider area. Amenity space within the grounds to the rear and south of the building is proposed. As a flatted development, the same level of private amenity provision is not expected and within the confines of the existing site it is considered adequate grounds are provided. The site lies within close proximity to the town centre of Stonehaven and within walking distance of amenities such as parks, the

beach and other open spaces. The proposal is considered acceptable in this regard.

- 6.10 The proposed bin store would be located within the front portion of the site and would be contained by 1.8m high timber fencing to contain communal bins and prevent them from being windblown. The timber fencing would screen the bins from public view, which would assist in limiting an adverse visual impact on the surroundings. Letters of representation raise concerns in respect of noise from the bins and how the area would be kept clean and tidy. As Council managed properties, Housing would be responsible for the upkeep of the building and associated waste facilities, including response to anti-social behaviour complaints and checks at the site.
- 6.11 Overall, the proposal respects the setting of the site and the design and scale of the development is considered acceptable at this location. It is considered that the proposal meets the criteria of Policy P3: Infill and householder developments within settlements (including home and work proposals) and Policy P1: Layout, siting and design.

Affordable housing and education

- 6.12 Policy H2: Affordable housing states that all new housing developments for four or more houses must include 25% affordable housing provision. The proposal would be for social rent and proposes 100% affordable units. Infrastructure Services (Housing Strategy Team) are supportive of the proposal as it meets the housing need as supported by Aberdeenshire Council's waiting list 2021 and the Housing Need and Demand Assessment 2017. The proposal accords with Policy H2: Affordable housing.
- 6.13 It has also been confirmed that Education & Children's Services (Learning Estates) raise no objection to this application as there is sufficient capacity at Arduthie School and Mackie Academy.

Access, parking and waste

- 6.14 The site would utilise the existing entrance/exit from the site onto Arduthie Road. Amendments would be required to allow for adequate visibility to the northwest and has been identified on the submitted plans. Infrastructure Services (Roads Development) are satisfied with the proposed parking provision, amendments to accommodate visibility splays and access through the site and have no objection subject to the conditions outlined in Section 4 of this report. The parking provision is provided in accordance with the Council's Car Parking Standards and meets the requirements of Policy RD1: Providing suitable services. Infrastructure Services (Waste Management) are also content with the details submitted with the application, including the management of waste on the site and swept paths.

Developer obligations

- 6.15 Policy RD2: Developers' obligations seek to ensure that the cost of new development or additional infrastructure is met by the developer. Legal and People (Developer Obligations) have carried out an assessment and seek contributions towards sports and recreation and healthcare facilities. The requisite amount will be secured prior to any decision for approval being issued. The provision of these contributions to offset the impact of the additional properties on local services ensures the proposal complies with Policy RD2: Developers' obligations.

Representations

- 6.16 It is considered that the material planning issues raised in letters of representations have been addressed throughout this report. It is noted that several objections have been received in relation to the closure of the Invercarron Resource Centre so it can be used as a vaccination centre and Carlton House could be used for this purpose instead. The Planning Service can only assess the application as submitted, which is for the building for residential use and there are no planning policy reasons to recommend refusal of the application.

Conclusion

- 6.17 The proposed alterations and extension and conversion of the building from an office to flats is considered acceptable and would meet the policy criteria in terms of infill development and also affordable housing. Issues in relation to waste, access and parking have been resolved and the proposal meets all other technical requirements. The proposal accords with the relevant policies of the Aberdeenshire Local Development Plan 2017 and is recommended for approval, subject to conditions and conclusion of the developer obligations payment.

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 integrated impact assessment is not required because the granting or refusing of the application will not have a differential impact on the protected characteristics of the applicant or any third parties.
- 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.

- 8.4 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.

9. Departures, Notifications and Referrals

9.1 Strategic Development Plan Departures

None

9.2 Local Development Plan Departures

None

- 9.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.

- 9.4 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.

- 9.5 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.

10. Recommendation

10.1 That authority to GRANT Full Planning Permission be delegated to the Head of Planning and Environment Service subject to:-

- (i) A s75 legal agreement to secure developer obligations and affordable housing provision; and
- (ii) The following planning conditions:

01. No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures on the application site has been submitted to and approved in writing by the planning authority. All external and internal elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Monuments Record for Scotland and in the local Sites and Monuments Record.

02. 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 36 metres for the northern approach and 45 metres for the southern 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 approved access in accordance with the Council's Standards for Road Construction Consent and Adoption (as shown on drawing no. 14783-GOO-XX-XX-DR-C-701 rev F). 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.

03. The development hereby approved shall not be occupied unless the vehicular access and parking area have been provided and surfaced in accordance with the details shown on the approved plans, drawing no. 18681-PFM-S1-XX-DR-A-90-02 rev C dated 18.08.2021. Once provided in accordance with the approved plans, the access and parking area shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the access, driveway and parking area to an adequate standard; to prevent the carriage of loose driveway material on to the public road and to ensure the retention of adequate offstreet parking facilities, all in the interests of road safety.

04. The development hereby approved shall not be occupied unless the refuse bin uplift store area has been provided and surfaced in accordance with the details shown on the approved plan, drawing no. 18681-PFM-S1-XX-DR-A-90-02 rev C. Once provided, the refuse bin uplift store area shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

05. No works in connection with the development hereby approved shall commence unless a sample of the roof and rainwater goods to be used in the external finish for the approved development and details/specifications of the proposed windows have been submitted to and approved in writing by the planning authority. For the avoidance of doubt, the proposed windows will not

have horn detailing. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of preserving or enhancing the character or appearance of the conservation area and existing building.

10.2 Reason for Decision

01. The planning authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017. The proposal would be compatible with the residential nature of the area and represents a suitable use for a former office building which would not have a detrimental adverse impact on the amenity of the surrounding area. Therefore, the proposal accords with Policy P3: Infill and householder developments within settlements (including home and work proposals). The proposal alterations to the existing building and proposed extension are acceptable in terms of scale and design and are acceptable for the conservation area. Technical matters have been addressed and the proposal accords with the relevant policies of the Aberdeenshire Local Development Plan 2017.

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.

Alan Wood
Director of Infrastructure Services
Author of Report: Jenny Ash
Report Date: 24 September 2021