

ABERDEENSHIRE COUNCIL

BANFF AND BUCHAN AREA COMMITTEE - 28 SEPTEMBER 2021 ALL ATTENDANCE BY SKYPE

Present: Councillors D Mair (Chair), C Buchan, R A Cassie, J B Cox , M A Findlater, A Kille, G Reynolds, M J Roy and B A Topping

Apologies: Councillor H Partridge

Officers: Mrs A Keith, Area Manager; Miss F Stewart, Senior Solicitor; Mr J Martin, Senior Planner; Mrs L Gravener, Strategic Policy Leader; Mrs E Reid, Team Leader, Housing; Ms A Michie, Strategic Town Centres Executive; Mr S Norman, Environment Planner; Ms K Low, Environment Planner; Ms D Conway, Team Leader, Planning and Environment; Mr P Whalley, Early Years Estate Manager; Mrs M Booth, Quality Improvement Manager; Mr R Eunson, Team Leader, Property and Facilities; and Mrs E M Farquhar, Area Committee Officer

In Attendance: Mr K Coutts, Station Commander, Scottish Fire and Rescue Service

1. DECLARATION OF MEMBERS' INTERESTS

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

- Item 8 Councillor Topping **declared an interest** in this item as he is a Director of Osprey Housing and Chairman of the Housing Committee of that organisation. However, having applied the objective test, he concluded that his interest so remote and insignificant that he would remain and participate
- Item 11 Councillor Buchan stated that he had a connection to this item by virtue of the fact that he is a member of the Outdoor Access Trust for Scotland. However, having applied the objective test, he concluded that there was no conflict of interest and therefore he had no interest to declare.

2. RESOLUTION 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 their decision.

3. MINUTE OF MEETING OF 07 SEPTEMBER 2021

The draft minute of meeting of 07 September 2021 had been circulated.

The Committee **agreed to approve** the minute as a correct record of the meeting in accordance with Standing Order 7.1.1.

4. LIST OF OUTSTANDING BUSINESS AT 28 SEPTEMBER 2021

The list of outstanding business at 28 September 2021 had been circulated.

Item 4 - Banff and Buchan Annual Scrutiny Report - The Committee **noted** the potentially delayed timeframe in relation to this item and the feedback required from the Procedures Committee and subsequent requirement for a further report. The Area Manager confirmed that this would be considered, and the timeframe reviewed, to allow an informal session to take place as soon as possible.

Fife Street School - The Area Manager confirmed that officers were working through a number of aspects with regard to the former Fife Street school and she would consider how to bring this information back to members before the next Area Committee meeting.

5. PLANNING APPLICATION FOR DETERMINATION

The following planning application was considered and dealt with as recorded in Appendix A to this minute.

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| Reference No APP/2021/1410 | Full Planning Permission for Demolition of Extension, Shed and Garage, Alterations and Extension to Dwellinghouse and Erection of Garage at 4 Knock Street, Whitehills |
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6. SCOTTISH FIRE AND RESCUE SERVICE - PERFORMANCE REPORT FOR QUARTER 1 - 01 APRIL - 30 JUNE 2021

A joint report dated 13 September 2021 from the Director of Business Services and the Local Senior Officer, Scottish Fire and Rescue Service, had been circulated to inform members how the Scottish Fire and Rescue Service is performing locally in Banff and Buchan against key performance measures and associated targets, as set out in the Aberdeenshire Local Fire and Rescue Plan and Banff and Buchan Multi-Member Ward Plan.

The Committee thanked the Station Commander for his comprehensive report and his team for their ongoing work, and **noted** the performance relating to the period and the local operational matters together with key resource issues as detailed within the appendices attached to the report.

7. DRAFT GAELIC LANGUAGE PLAN

A report dated 26 August 2021 from the Director of Business Services had been circulated to ask the Committee to consider and comment on the draft Gaelic Language Plan 2022-2027.

The Committee considered the draft plan and agreed to make the following comments:

1. More emphasis should be placed on the Doric Language which is more widely spoken in the North East.
2. Committee questioned the cost effectiveness of promoting Gaelic to such an extent.

8. STRATEGIC HOUSING INVESTMENT PLAN 2022-2027

A report dated 20 August 2021 from the Director of Infrastructure Services had been circulated to seek the Committee's comments on the draft Strategic Housing Investment Plan 2022-2027 which is required to be submitted to the Scottish Government.

The Committee **agreed** to provide the following comments on the Draft Strategic Housing Plan to the Communities Committee:

1. Request that contingency plans are put in place in the event of developers not being able to carry out their development plans,
2. Consideration should be given to repurposing of Council stock (particularly hard to let properties) to help meet demand,
3. The SHIP Plan needs to be realistic and meaningful in light of so many uncertainties and unknowns due to the pandemic, e.g., labour shortages, supply of materials, delivery, etc.
4. Consideration needs to be given to the type and design of new houses to deal with changes and new flexibilities to allow working from home, etc,
5. The number of new homes (166) in the Banff and Buchan Area is in no way proportional to the population,
6. Concern regarding how the Council can update a plan when such a high proportion of housing is market-driven
7. There is nothing said about the need for social housing or figures such as waiting lists for certain types of houses; it is difficult to see how the aims of the plan fit in with local needs.
8. Proper cognisance needs to be taken of the Council's older stock where there are a number of houses which are not fit for purpose,

9. When considering the financial model, more consideration should be given to investing in the social aspects of areas with deprivation and low household income.

9. TOWN CENTRE FIRST PRINCIPLE

A report dated 30 August 2021 had been circulated to advise the Committee of the need for the renewal of the above policy.

The Committee considered the renewed version of the policy and **agreed** to make the following comments and recommendations on the Town Centre First Principle Policy to the Infrastructure Services Committee on 22 November 2021:

1. Adopt the principles of the policy but do not ignore the potential of significant job losses. The Council should take the economic and social effects of the pandemic into consideration in future deliberations,
2. Aim that there be no negative impacts but, if negative impacts are realised, mitigation should be provided.

10. FRASERBURGH TOWN CENTRE CONSERVATION AREA - INTRODUCTION OF REGULATION 11 DIRECTION

A report dated 03 August 2021 had been circulated to seek the Committee's permission to progress the introduction of a Regulation 11 Direction.

The Committee **agreed** to authorise the Planning Service to progress the introduction of a Regulation 11 Direction to control advertisements within the Fraserburgh Town Centre Conservation Area.

11. ABERDEENSHIRE COUNCIL OUTDOOR ACCESS STRATEGY 2018-2021 REVIEW, AND OUTDOOR ACCESS STRATEGY 2021-2024

A report dated 10 August 2021 had been circulated to make the Committee aware of the work of the Environment Team through the Outdoor Access Strategy Review 2018-2021 and to comment on the Outdoor Access Strategy 2021-2024.

The Committee **agreed**:

1. to acknowledge the work of the Environment Team over the 2018-2021 period in relation to non-motorised public access, as outlined in the Outdoor Access strategy Review 2018-2021, and
2. to make the following comments on the proposed key priorities, aims and objectives of the Environment Team in relation to non-motorised public access, as shown in the Draft Outdoor Access Strategy 2021-2024:
 - a) A list should be provided of any paths that are not to be maintained and local area input should be sought into any decision making in this regard,
 - b) Where possible, new paths should be linked with suitable services to promote tourism and local businesses,

- c) Committee would like details of how much external funding has been realised in the support of this strategy for the Banff and Buchan Area.

12. ABERDEENSHIRE COUNCIL BUILT HERITAGE STRATEGY REVIEW 2018-2021, AND BUILT HERITAGE STRATEGY 2021-2024

A report dated 27 August 2021 from the Director of Infrastructure Services had been circulated to make the Committee aware of the work of the Environment Team through the Built Heritage Strategy Review 2018-2021, and comment on the Built Heritage Strategy 2021-2024.

The Committee **agreed**:

1. to acknowledge the work of the Environment Team over the 2018-2021 period to conserve, manage, enhance and promote Aberdeenshire's built heritage as outlined in the Built Heritage Strategy Review 2018-2021, and
2. to make the following comments on the proposed key priorities, aims and objectives of the Environment Team to conserve, manage, enhance and promote Aberdeenshire's built heritage as outlined in the Built Heritage Strategy 2021-2024:
 - a) Committee recognised the large number of privately owned cultural assets and the importance of maintaining these and asked that officers consider how best to support owners to ensure that the area's heritage is looked after and provide advice to ensure that these valuable northeast cultural assets do not fall into disrepair
 - b) Recognised the importance of linking with other teams to maximise the potential for external funding.

13. BANFF AND BUCHAN AREA COMMITTEE BUDGET 2021-2022 AREA INITIATIVES FUND APPLICATION

With reference to Branch 12 of the Minute of Meeting of 15 June 2021, and Branch 13 of the Minute of Meeting of 17 August 2021, a report dated 21 September 2021 from the Director of Education and Children's Services had been circulated to allow the Committee to make a decision on a potential award of funding from the first tranche of the Banff and Buchan Area Initiatives Fund 2021/2022.

The Committee:

1. **noted** the updated position in relation to the information provided at the informal session on 21 September 2021, and
2. **agreed** that sufficient information had not been provided to enable the award of funding to proceed and therefore not to award the grant.

14. AREA PERFORMANCE FRAMEWORK AND PERFORMANCE INDICATORS

A report dated 10 September 2021 from the Head of Education and Children's Services had been circulated to ask the Committee to acknowledge the Area Performance Framework and agree the Performance Indicators and the schedule of performance monitoring.

The Committee **agreed**:

1. to acknowledge the Area Performance Framework,
2. to the Area Performance Indicators detailed in the report, and
3. to the schedule of performance reporting as set out in the report.

15. GRAMPYAN HOUSE, 86-88 COMMERCE STREET, FRASERBURGH ASSET TRANSFER APPLICATION

A report dated 13 September 2021 from the Director of Education and Children's Services had been circulated to inform the Committee of an application submitted by Fraserburgh Sea Cadets for an Asset Transfer of Grampian House, as set out in the guidelines as provided by the Scottish Government Community Empowerment Act 2015: Asset Transfer.

The Committee:

1. **noted** that this application had been deemed competent by the Banff and Buchan Asset Transfer Group, and
2. **agreed** to approve the application for the transfer of ownership of Grampian House, 86-88 Commerce Street, Fraserburgh to the Fraserburgh Sea Cadets at a purchase price of £30,000, subject to the condition that the property shall be used only as a community controlled asset with the principal uses being (a) an HQ for Fraserburgh Sea Cadets, and (b) a Community Hub

16. FRASERBURGH PRIMARY SCHOOL PROVISION

A report dated 01 September 2021 from the Director of Education and Children's Services had been circulated to provide an update on work that has been undertaken to date by officers in relation to the delivery of new primary school provision in Fraserburgh, to replace St Andrew's School and Fraserburgh North School,.

The Committee:

1. **acknowledged** the work being progressed to reconfigure the Primary school estate in Fraserburgh and progress with the potential merger of St Andrew's school and Fraserburgh North school into new purpose-built provision, and
2. **agreed** to make the following comments on the preferred project delivery option of a new build primary school with a capacity for 450 P1-P7 pupils and undertake a rezoning exercise across all Fraserburgh schools:

- a) public consultation should involve all Fraserburgh residents and especially Fraserburgh Academy parents and should prestress the advantages of a new school,
- b) All possibilities for existing sites should be fully explored and no buildings left to fall into disrepair
- c) details of the possibility of refurbishment of St Andrew's Junior school as a new nursery should be considered by Committee but, regardless of whether new build or refurbishment it is important to deliver highest quality nursery.

Councillor Presiding over meeting

Print Name

Signature

Date

Appendix 1

PLANNING APPLICATION

5. REFERENCE NO APP/2021/1410

FULL PLANNING PERMISSION FOR DEMOLITION OF EXTENSION, SHED AND GARAGE, ALTERATIONS AND EXTENSION TO DWELLINGHOUSE AND ERECTION OF GARAGE AT 4 KNOCK STREET, WHITEHILLS, AB45 2NW

Applicant: Mr Inigo Wilson
Agent: Jill Andrews, Architect

A report dated 10 September 2021 from the Director of Infrastructure Services had been circulated seeking determination of the above planning application by the Area Committee.

The Committee agreed to approve the application on the following condition:

1. 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, that the roof of the east and west facing side elevations of the extension hereby approved shall not be enlarged, improved or altered in any way under the terms of Classes 1D or 2B of Schedule 1 to that Order without an express grant of planning permission from the Planning Authority.

Reason: In the interests of the residential amenity of the adjacent properties.

The Committee's reason for approval of the application was that the Planning Authority considers that the application is for a development that is in accordance with all relevant policies of the Aberdeenshire Local Development Plan 2017, that it would not have an adverse impact on neighbouring proprietors or the Whitehills Conservation Area, and that there are no material planning considerations which would warrant a recommendation other than to approve.