

## ABERDEENSHIRE COUNCIL

### KINCARDINE AND MEARNS AREA COMMITTEE ON 16 NOVEMBER

#### HYBRID MEETING COUNCIL CHAMBER, VIEWMOUNT, STONEHAVEN

#### (RECORDING MADE AVAILABLE TO GENERAL PUBLIC)

- Present:** Councillors Wendy Agnew (Chair), Alastair Bews, Ian Mollison (Vice-Chair), George Carr, Sarah Dickinson, Alison Evison, Provost Bill Howatson, Jeff Hutchison, Colin Pike, Dennis Robertson and Sandy Wallace.
- Officers:** Bruce Stewart (Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Martin Ingram (Senior Solicitor, Legal and People), Diane Henderson (Community Planning Officer), Gregor Spence (Senior Planner), Paul Williamson (Senior Planner), Alasdair Macdonald (Roads Development Officer), Stephen Pert (Principal Architect), Clarke Dalziel (Affordable Housing Officer), Simon Jessel (Principal Officer Harbours) and James Black (Principal Roads Engineer).
- In Attendance:** Scott Neilson, Scottish Fire & Rescue Item 5, Sandra Craig, Bervie Skate Park Item 7, David Lawman, Stonehaven and District Lions Item 7, Mark Wederell, Rock Solid Processing Limited Item 8(A) and Michael Westwater, Halliday Fraser Munro Item 8(A).

#### 1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct and the following declarations were intimated –

Cllr Agnew, Item 8C being related to an objector and having applied the objective test had concluded that she would withdraw and not take part.

Cllr Dickinson, Item 8C, due to the close proximity of her residential property to the site and having applied the objective test had concluded that she would withdraw and not take part.

Provost Howatson, Item 8C, as he did not take part in the site visit felt he did not have all the information and having applied the objective test had concluded that he would withdraw and take no further part.

#### 2A. STATEMENT ON EQUALITIES

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:-

- (1) to have due regard to the need to:-

- (a) eliminate discrimination, harassment and victimisation;
  - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
  - (c) foster good relations between those who share a protected characteristic and persons who do not share it.
- (2) where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching its decision.

## **2B. RESOLUTION**

The Committee **agreed** in terms of Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting during consideration of the items specified below so as to avoid disclosure of exempt information of the class described in the undernoted paragraphs of Part 1 of Schedule 7A of the Act.

<b>Item No</b>	<b>Paragraph No of Schedule 7A</b>
9	8

### **3. MINUTE OF MEETING OF KINCARDINE AND MEARNS AREA COMMITTEE OF 12 OCTOBER 2021**

The Committee had before them and **approved** as a correct record the Minute of Meeting of the Committee of 12 October 2021.

### **4. STATEMENT OF OUTSTANDING BUSINESS**

A report by the Director of Environment and Infrastructure Services had been circulated presenting the outstanding business for Kincardine and Mearns Area Committee as of 16 November 2021.

The Committee **agreed** to note the item of outstanding business as of 16 November 2021.

### **5. SCOTTISH FIRE AND RESCUE SERVICE – KINCARDINE AND MEARNS COMMITTEE PERFORMANCE REPORT**

A joint report by the Local Senior Officer, Scottish Fire and Rescue, and the Director of Environment and Infrastructure Services was circulated advising Members of the service performance for the period, 01 April 2021 – 30 September 2021.

The Station Commander was in attendance to present the report and to answer any questions.

Members fully discussed the report and asked a number of questions on accidental dwelling fires, road traffic accidents, installations of heat detectors, the Safe Drive Stay Alive programme and asked about deliberate fires and if there were any patterns with regards to days of the week to ascertain if any diversionary activity was necessary.

The Committee commended the work of the Scottish Fire and Rescue service and **agreed** to note the performance information from Scottish Fire and Rescue as it pertained to the Kincardine and Mearns Area.

## 6. LEASE OF MEMORIAL PARK, LAURENCEKIRK

A report by the Director of Environment and Infrastructure Services was circulated advising Members that under the Scheme of Governance the Area Committee is required to determine the sale or lease of more than 12 months duration or change of use of Common Good assets within its Area before a Common Good Order is sought from the Court.

The Area Manager introduced the report and welcomed any questions. The Committee **agreed** to acknowledge the representation to the consultation for the lease of an area of ground within Memorial Park as carried out in terms of Section 104 of the Community Empowerment (Scotland) Act 2015 as set out in Appendix 2 to this report and having had regard to the representation, reconfirm its decision of 11 December 2018 to lease the area of ground to the Memorial Park Group.

## 7. AREA COMMITTEE BUDGET

A report was issued by the Director of Environment and Infrastructure Services as three applications had been submitted for funding from the Kincardine and Mearns Area Committee Budget, from Bervie Skatepark, Maryculter Driving for the Disabled Group and Stonehaven and District Lions Club.

The Area Manager introduced the report and welcomed any questions. The Committee heard from Sandra Craig from Bervie Skate Park and David Lawman, from Stonehaven and District Lions Club in support of their applications. Members discussed the applications individually and asked questions with regards to volunteer hours being taken into account when deciding the qualifying match funding amount.

The Committee commended the work carried out by all the groups and **agreed** to approve the grants from the Area Committee Budget as follows:

- Bervie Skatepark - £8,000.00,
- Maryculter Driving for the Disabled Group - £2,000.00, and
- Stonehaven and District Lions Club - £5,076.00.

## 8. APPLICATIONS FOR DETERMINATION

The following planning applications were considered along with any objections and representations received in each case and were dealt with as recorded in the **Appendix** to this Minute.

<b>Reference Number</b>	<b>Address</b>
(A) APP/2021/0932	Full Planning Permission for Storage and Processing of Incinerator Bottom Ash (IBA), Storage and Distribution of Incinerator Bottom Ash Aggregates (IBAA) and Associated Recyclates, Erection of Floodlights and Drainage and Access Infrastructure at Cairnrobin Quarry, Nigg
(B) APP/2021/1111	Full Planning Permission for Part Change of Use and Conversion of Garage/Store to Food Preparation and Office (Catering Business) at Cookney Stables, West Cookney, Netherley
(C) 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
(D) APP/2021/1949	Full Planning Permission for Erection of Polytunnels (Part Retrospective) at Land at Inchgray Farm, Fettercairn

## **9. SUPPLEMENTARY WORK PLAN FOR STEEL SHEET PILE REPLACEMENT AND REFURBISHMENT AT STONEHAVEN HARBOUR – CONSTRUCTION PHASE**

An exempt report was prepared by the Director of Environment and Infrastructure Services seeking approval be given for the Harbours Service to begin the procurement for the construction phase for the Steel Sheet Pile Replacement and Refurbishment at Stonehaven Harbour, and subsequent works following the appointment of a principal contractor.

The Committee **agreed** to:

- a) Approve the Supplementary Workplan in Appendix 1 for the procurement of the construction phase for Steel Sheet Pile Replacement and Refurbishment at Stonehaven Harbour,
- b) Approve the Procurement Approval Form in Appendix 3 against the Harbours, Coast and Flooding rolling capital programme for 2021/2026 for the sum of £1,800,000, and
- c) Reserve approval of the Procurement Approval Form and requested through the Area Manager to be updated on progress of the project.

**KINCARDINE AND MEARNS AREA COMMITTEE, 16 NOVEMBER 2021  
APPENDIX A**

**PLANNING APPLICATIONS FOR DETERMINATION**

**(A) Reference No: APP/2021/0932**

Full Planning Permission for Storage and Processing of Incinerator Bottom Ash (IBA), Storage and Distribution of Incinerator Bottom Ash Aggregates (IBAA) and Associated Recyclates, Erection of Floodlights and Drainage and Access Infrastructure at Cairnrobin Quarry, Nigg

**Applicant: Rock Solid Processing Ltd, C/o Agent  
Agent: Halliday Fraser Munro, 8 Victoria Street, Aberdeen, AB10 1XB**

A report by the Director of Environment and Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as the application is for major development.

The Chair advised that a request to speak had been received, Members agreed to hear from Mark Wederell from Rock Solid Processing Limited and Michael Westwater representing Halliday Fraser Munro.

The Senior Planner introduced the report and outlined that the application relates to a storage, sorting and distribution proposal for a site within the identified settlement boundary of Marywell, which lies to the north of Portlethen and close to the boundary with Aberdeen City Council. The application seeks consent for the storage and processing of Incinerator Bottom Ash (IBA) and the storage and distribution of Incinerator Bottom Ash Aggregates (IBAA) and associated recyclates.

The proposal was considered to be in accordance with the Aberdeenshire Local Development Plan (2017). The proposal, for the provision of storage and distribution, with associated processing, was considered to be appropriate for this wider site allocated for business uses. As a waste facility it is also considered to be an appropriate distance from source, whilst also avoided significant detrimental impacts on neighbouring uses or the wider character of the area. The proposal was therefore considered in accordance with Policies B1 Employment and business land, P1 Layout siting and design, P4 Hazardous and potentially polluting developments and contaminated land, PR3 Waste facilities and RD1 Providing suitable services of the Aberdeenshire Local Development Plan (2017).

Members raised questions with regards to dust management, floodlights in relation to light spillage and pollution, enquired if conditions could be put in place regarding routing plans and if any mechanisms were in place to monitor any adverse health conditions that could be attributed to the dust.

The Committee heard from Mark Wederell from Rock Solid Processing Limited in support of the application.

The Committee discussed the application and **agreed** to Grant Full Planning Permission subject to the following conditions:-

01. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 16 November 2031 (the cessation date). Prior to the cessation date, the application site shall be cleared of all works and development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992) and reinstated in accordance with the agreed restoration scheme submitted to and approved in writing by the planning authority under the terms of condition 2 of this permission.

Reason: To enable the impact of the temporary development on the amenity of the surrounding area to be reviewed and to ensure the appropriate restoration of the site.

02. No works in connection with the development hereby approved shall commence unless full details of a scheme for the restoration of the application site have been submitted to and approved in writing by the planning authority. Prior to the cessation of this permission the site shall be restored in accordance with the approved restoration scheme.

Reason: To ensure the timeous and appropriate restoration of the site following the expiry of this temporary permission in the interests of the visual amenity of the area.

03. No works in connection with the development hereby approved shall commence unless the developer has provided to the planning authority written details of the guarantee or other financial provision that is proposed to be put in place to cover all site restoration and aftercare liabilities at the end of the period of this permission. The developer shall also provide an independent confirmation by a chartered surveyor (whose appointment for this task has been approved by the planning authority) that the amount of the guarantee or financial provision so proposed is sufficient to meet the full estimated costs of dismantling, removal, disposal, site restoration, remediation aftercare liabilities and incidental work as well as associated professional costs. No works shall commence on site unless written confirmation has been given by the planning authority that the proposed guarantee is satisfactory and the developer has confirmed in writing to the planning authority that the guarantee has been put in place. The guarantee or other financial provision must:

- a) be granted in favour of the Council as planning authority;
- b) be from a bank or other institution which is of sound financial standing and capable of fulfilling the obligations under the guarantee;
- c) either contain indexation provisions so that the specified amount of the guarantee shall be increased on each anniversary of the date of this permission by the same percentage increase in the General Index of Retail Prices (All Items) exclusive of mortgage interest published by or on behalf of HM Government between the date of this permission and such relevant anniversary or be reviewable to ensure that the specified amount of the guarantee always covers the value of the site restoration and aftercare liabilities;

- d) come into effect on or before the date of commencement of development, and expire no earlier than 12 months after the end of the aftercare period.

In the event that the guarantee becomes invalid for any reason, no operations shall be carried out in connection with the development hereby approved unless a replacement guarantee, completed in accordance with the terms of this condition has been submitted to, and approved in writing by the planning authority.

Reason: To ensure financial security for the cost of the site reinstatement and aftercare liabilities is in place in the interests of the safety and visual amenity of the area and environmental protection.

04. The development hereby approved shall not be brought into use unless the remediation measures set out in Environmental Remediation Plan, IBA Site, Cairnrobin, Aberdeen, revision 1, dated 12 April 2021 have been implemented in their entirety and a validation report has been submitted to and approved in writing by the planning authority. Any areas of hardstanding, clean cover or other such barriers within the application site boundary that are included within the approved scheme of remediation and are required to break one or more pollutant linkages shall be permanently retained as such and shall not be disturbed without the prior written approval of the planning authority.

Reason: In order to ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.

05. All construction works in connection with the development hereby approved shall be carried out in complete accordance with the approved construction environmental management plan (CEMP) by Cameron and Ross (No. 210030 Rev 1) dated 12 April 2021.

Reason: In the interests of protecting the natural environment.

06. The development hereby approved shall not be brought into use unless the proposed drainage systems have been provided in accordance with the approved plans and the Drainage Impact Assessment (K315.7-08-001 dated 14/04/21) by Wiser Environment and associated addendum. The drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Thereafter, within twenty four (24) months from the commencement of operations on site (which shall be confirmed in writing to the Planning authority), a full connection to the Scottish Water pumping station shall occur, with the details of the necessary agreement and connections to be submitted for the written approval of the planning authority in consultation with the Scottish Environment Protection Agency.

Reason: In the interests of protecting public health, preventing pollution, and to ensure the provision of acceptable drainage systems in the interests of general amenity.

07. No development in connection with the planning permission hereby granted shall commence unless full details of the proposed lighting for the development and an impact assessment of obtrusive light from the development have been submitted to and approved in writing by the planning authority. All lighting shall be provided and thereafter retained in accordance both with the approved scheme and the Guidance Notes for the Reduction of Obtrusive Light issued by the Institution of Lighting Professionals (GN01:2011).

All non-essential lighting and illuminated advertisements shall be switched off between the hours of 23:00 and 07:00.

Reason: In order to minimise the amount of obtrusive lighting from the development in the interests of the residential and visual amenity of the surrounding area.

08. The development hereby approved shall not operate unless the mitigation measures set out in the Dust Management Plan (R21.11028/2/AF) dated 6 April 2021 have been implemented in accordance with the approved details. Once implemented the dust suppression scheme shall thereafter be permanently retained in accordance with the approved details.

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

09. The use hereby approved shall not operate out with the hours of 0700 to 1900 hours Monday to Saturday, with no working on a Sunday.

Reason: In order to ensure that the development would not result in undue loss of amenity for surrounding properties.

10. The imported IBA material shall not be stored to a height greater than 6 metres above the existing ground level of the site at any time.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

11. All Heavy Goods Vehicles entering and leaving the site shall be sheeted.

Reason: In the interests of road safety and in order to ensure that the development would not result in undue loss of amenity for surrounding properties and to ensure adequate protection of the environment.

12. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

### **Reasons for Decision**

The proposal is considered to be in accordance with the Aberdeenshire Local Development Plan (2017). The proposal, for the provision of a storage and distribution, with associated processing, is considered to be appropriate for this wider site allocated for business uses. Furthermore, as a waste facility it is also considered to be an appropriate distance from source, whilst also avoid significant detrimental impacts on neighbouring uses or the wider character of the area. The proposal is therefore considered in accordance with Policies B1 Employment and business land, P1 Layout siting and design, P4 Hazardous and potentially polluting developments and contaminated land, PR3 Waste facilities and RD1 Providing suitable services of the Aberdeenshire Local Development Plan (2017).

#### **(B) Reference No: APP/2021/1111**

Full Planning Permission for Part Change of Use and Conversion of Garage/Store to Food Preparation and Office (Catering Business) at Cookney Stables, West Cookney, Netherley

**Applicant: Ms Veronica Forbes, Cookney Stables, West Cookney, Netherley, Stonehaven, AB39 3SA**

**Agent: Keith Allardyce, Allardyce Design Ltd, 15 Golden Square, Aberdeen, AB10 1WF**

A report by the Director of Environment and Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as the application was recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, had requested that the application be referred to the Area Committee.

The Senior Planner outlined the application and advised planning permission was sought for part change of use of the larger of the outbuildings into a food preparation unit associated with a food catering business. The proposal would be located within the domestic curtilage of the applicant's dwelling house and was of a scale that is unlikely to result in significant adverse impacts on the local amenity. However, the access failed to meet the required visibility and as such, the proposal was considered contrary to Policy RD1: Providing suitable services.

Members discussed the application in relation to the visibility splays and whether improvements to the vegetation could assist.

Councillor Hutchison **moved**, seconded by Councillor Pike to approve the application for the reasons being as the access had serviced the existing property for a number of years, the increased use of the junction would be insignificant and to support Business Use in the countryside.

Councillor Mollison **moved** as an amendment, seconded by Councillor Evison, that the application be refused for the reason as detailed in the Officer's report.

The Committee voted:

For the Motion	(7)	Councillors Agnew, Bews, Dickinson, Hutchison, Pike, Robertson and Wallace.
For the Amendment	(3)	Councillors Howatson, Mollison and Evison

Councillor Carr was absent from the vote.

The motion was carried and the Committee **agreed** that authority to Grant Full Planning Permission be delegated to the Head of Planning and Environment Service for the reasons detailed in the motion.

**(C) 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**

As indicated Councillors Agnew, Dickinson and Howatson left the room for the determination of this application. As Councillor Carr was also absent when the initial report was presented at Area Committee he too left the meeting for the determination of the application. Councillor Mollison took over the Chair at this time.

A report by the Director of Environment and Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as the application is recommended for approval and had been submitted by the Local Authority and relates to land in the ownership of the Local Authority and there had been a valid objection.

The Chair advised that a request to speak had been received, Members agreed to hear from Stephen Pert (Principal Architect) and Clarke Dalziel (Affordable Housing Officer), Officers confirmed that they were present to answer any questions.

The Senior Planner advised that the application was deferred at the last meeting of the Kincardine and Mearns Area Committee, 12 October 2021, for a site visit, which had taken place. Planning permission was 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.

The proposed alterations, extension and conversion of the building from an office to flats is considered acceptable and does 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 was recommended for approval, subject to conditions and conclusion of the developer obligations payment.

The Committee fully discussed the application, Members asked questions with regards to the bin location, the suggested alternative bin location, if the road speed could be reduced to 20mph, the location of the windows on the ground level, if a lighting strategy was in place and the access arrangement for disabled parking.

Cllr Wallace **moved**, seconded by Councillor Evison to support Officers recommendations to grant the planning application, subject to an additional condition to include a lighting strategy and that the original bin location as per the application remained.

Councillor Hutchison seconded by Councillor Pike **moved** to refuse the planning application for the reasons specified, proximity to the local primary school, to retain the character and identity of the building, the change of use would have a negative impact on the character of Arduthie Primary School, the residential amenity on neighbouring properties in terms of density, a waste management plan not being in place, no letter of comfort from Historic Scotland and stated it was overdevelopment of this area therefore was contrary to policy P1, P3, HE1, HE2 and RD1.

The Committee voted

For the Motion	(5)	Councillors Bews, Evison, Mollison, Robertson and Wallace.
For the Amendment	(2)	Councillors Hutchinson and Pike

The motion was carried and the Committee **agreed** that authority to Grant Full Planning Permission be delegated to the Head of Planning and Environment Service subject to:

- (i) The original bin location as per the application remains,
- (ii) A lighting strategy in place,
- (iii) A s75 legal agreement or other means 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 out with 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 off-street 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.

## Reason for Decision

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.

### (D) Reference No: APP/2021/1949

Full Planning Permission for Erection of Polytunnels (Part Retrospective) at Land at Inchgray Farm, Fettercairn

**Applicant: Castleton Fruit Ltd, Castleton Farm Cottage, Fordoun, Laurencekirk, AB30 1JX**

**Agent: Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL**

A report by the Director of Environment and Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as the application is for major development.

The Senior Planner introduced the report and advised that full planning permission is sought for the erection of replacement polytunnels at land at Inchgray Farm, Fettercairn. The application was classed as a major development by virtue of the area of land that the development covers as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The area of the site exceeds 2 hectares and the proposed gross floor space of the polytunnels would exceed 5,000sqm.

The proposal complied with the relevant policies of the Aberdeenshire Local Development Plan 2017 in relation to principle and layout, siting and design matters. The proposal to replace existing polytunnels with those slightly larger but covering the same area was not considered to have a detrimental impact on the character of the area and therefore, the proposal was recommended for approval.

The Committee discussed the application and **agreed** to Grant Full Planning Permission.

## Reason for Decision

The planning authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017. The principle of development can be supported as it relates to an existing agricultural enterprise and therefore, the proposal accords with Policy R2: Housing and employment development elsewhere in the countryside. The polytunnels would replace those

existing, as such it is considered that the proposal would not have a detrimental impact on the character of the landscape or the amenity of the surrounding area, as such the proposal also complies with the other relevant policies of the Aberdeenshire Local Development Plan 2017.

DRAFT