

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARN'S AREA COMMITTEE ON 8 FEBRUARY 2022

ALL ATTENDANCE BY SKYPE

- Present:** Councillors Wendy Agnew (Chair), Ian Mollison (Vice-Chair), George Carr, Sarah Dickinson, Alison Evison, Provost William Howatson (Items 6-15), Jeff Hutchison, Colin Pike, Dennis Robertson and Sandy Wallace.
- Apology:** Councillors Alastair Bews and Leigh Wilson.
- Officers:** Bruce Stewart (Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Martin Ingram (Senior Solicitor, Legal and People), Laurence Findlay (Director of Education & Children's Services), Annette Johnston, (Tackling Poverty & Inequalities Co-ordinator), Diane Henderson (Project Officer), Ross Anderson (Senior Roads Engineer), John Gahagan (Estates Manager, Property & Facilities), Nicola Murray (Team Leader, Housing & Building Standards), Piers Blaxter (Team Leader, Planning & Economy), Gregor Spence (Senior Planner, Planning & Economy), Chris Smith (Chief Finance and Business Officer), Fiona Campbell (Business Asset Manager), Pamela Milliken (Chief Officer, Health and Social Care Central), Shona Strachan (Interim Partnership Manager), Simon Jessel (Principal Officer, Harbours) and Rachel Kennedy (Principal Engineer).
- In Attendance:** Charis Glazener, MERCHAT (Item 07), Pieter Voor de Poorte, Catterline Braes Action Group (Item 07) and Albert Donald, Dickson Memorial Hall (Item 08).

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 –

Councillor Robertson indicated that he had a connection to Item 13B, working alongside Jo Raine-Mitchell as Communications Officer but having applied the objective test had concluded that he would remain and take part.

Councillor Robertson indicated that he had a connection to Item 13C being a fellow colleague Councillor with Councillor Dickinson however having applied the objective test had concluded that he would remain and take part.

Councillor Robertson indicated that he had a connection to Item 14 being a representative for Aberdeenshire Council on the Integration Joint Board however having applied the objective test had concluded that he would remain and take part.

Councillor Robertson indicated that he had a connection to Item 6 being a member of Kincardine and Mearns Citizens Advice Bureau however having applied the objective test had concluded that he would remain and take part.

Councillor Robertson indicated that he had a connection to Item 14 being a member on the Grampian NHS board however having applied the objective test concluded that he would remain and take part.

Councillor Dickinson indicated that she had a connection to Item 13C being related to the applicant and as the planning application is her place of residence and having applied the objective test had concluded that she would withdraw and not take part.

Councillor Evison indicated that she had a connection to Item 6 and provided a transparency statement, as daughter works for Scarf and this is mentioned within the report however having applied the objective test concluded she had no interest to declare.

Councillor Evison indicated that she had a connection to Item 13B and provided a transparency statement, as she works alongside and has carried out previous work with Jo Raine-Mitchell however having applied the objective test concluded that she would remain and take part.

Councillor Evison indicated that she had a connection to Item 13C and provided a transparency statement, as Councillor Dickinson is a colleague however having applied the objective test concluded that she would remain and take part.

Councillor Mollison indicated that he had a connection to Item 13C, and provided a transparency statement being a fellow colleague and friend of Councillor Dickinson however having applied the objective test concluded that he would remain and take part.

Councillor Carr indicated that he had a connection to Item 7 being involved with some of the activities carried out by Merchat however having applied the objective test concluded that he would remain and take 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 Integrated 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.

Item No	Paragraph No of Schedule 7A
15	08

The Chair indicated with regards to Item 14 there was a great deal of public interest with regards to a Vaccination Centre and that this report would be included as part of the public meeting, the Committee **agreed** to hear item 14 in public.

3. MINUTE OF MEETING OF KINCARDINE AND MEARN'S AREA COMMITTEE OF 18 JANUARY 2022

The Committee had before them and **approved** as a correct record the Minute of Meeting of the Committee of 18 January 2022.

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 8 February 2022.

5. EDUCATION & CHILDREN'S SERVICES MID-YEAR PERFORMANCE MONITORING REPORT – APRIL TO SEPTEMBER 2021 (COUNCIL PRIORITIES: AREA PLAN 2021-2023)

There had been circulated a report by the Director of Education and Children's Services which provided an update on progress in relation to Education and Children's Services outcome indicators, which demonstrated progress on delivering the Aberdeenshire Council Plan Priorities linked to the Kincardine and Mearns Area Plan.

The Director of Education and Children's Services presented the performance report and explained that many Education indicators were only reported annually. With regards to the Community Learning and Development (CLD) Service, it was highlighted that 80% of adults engaging with CLD had achieved their intended learning outcomes and the Service was focussing on social isolation, family learning and mental health and wellbeing.

The Committee **agreed** to:

1. Note the progress made during April to September 2021 toward achieving the Council Plan Priorities 2020-2022 linked to the Kincardine and Mearns Area Plan 2021-2023; and

2. Instruct the Director of Education and Children's Services to continue to present performance reports to the Area Committee on a six-monthly basis, evidencing progress and performance with delivery of the Council Plan linked to the Kincardine and Mearns Area Plan.

6. TACKLING POVERTY & INEQUALITIES – PROGRESS REPORT

A report by the Director of Business Services was circulated to Members providing an update on the progress made delivering the priorities and outcomes of Tackling Poverty & Inequalities Strategic Partnership Group.

Members heard from the Tackling Poverty and Inequalities Co-ordinator who outlined the report and welcomed any questions. Members asked a number of questions with regards to raising awareness of the support that is available, with regards to principles of investment and Participatory Budgeting, how are we approaching community wealth building and do digital platforms assist with reducing the stigma to be able to access information and increase presence within the community.

The Committee **agreed** to:

1. Acknowledge and support the progress made in tackling this agenda and provide comments on the Action Plan and the Tackling Poverty & Inequalities annual report which will be reported to the Communities Committee and will inform the final Local Child Poverty Action Report, and
2. Identify mental health as a specific local concern which the Tackling Poverty and Inequalities Strategic Partnership could be asked to consider, as part of the development of further plans.

7. COASTAL COMMUNITIES FUND

A report by the Director of Environment and Infrastructure Services was presented to Members seeking agreement to disburse the sum of £89,558.75 Coastal Communities Funds allocated.

The Area Manager introduced the report and advised that speakers from Mearns Heritage Coastal Trail and Catterline Braes Action Group were present to outline their projects and answer any further questions. Members heard from Charis Glazener who outlined the work that Merchat had previously carried out and the next stages of the project. Pieter Voor de Poorte spoke on behalf of the Catterline Braes Action Group in support of their future project. Members welcomed all the projects and commended the groups for the invaluable work they carry out.

The Committee **agreed** to:

1. Consider and approve the applications submitted to the proposed funding allocations for projects which meet the criteria within coastal communities in Kincardine and Mearns:

- Bervie Braes Path - £22,925.75,
 - Mearns Heritage Coastal Trail - £40,000.00, and
 - Catterline Braes Feasibility Study - £25,000.00
2. Agree in principle to allocate £50,000 from the 2022/23 Coastal Communities Area allocation to the Mearns Heritage Coastal Trail to allow the completion of the next phase of rock armour on the coastal path to prevent further erosion.

8. AREA COMMITTEE BUDGET

A report was circulated by the Director of Environment and Infrastructure Services as four applications had been submitted for funding from the Kincardine and Mearns Area Committee Budget from Dickson Memorial Hall, Bervie Caledonian Football Club, Durris Kirkton Hall and St James Episcopal Church.

The Area Manager introduced the report, outlined all the applications and welcomed any questions. As part of the requirement of the Area Committee Budget criteria, Albert Donald spoke on behalf of the Dickson Hall, he outlined the need for a new fire control panel and the financial difficulties the hall faced throughout the pandemic.

Members discussed the applications and commended the groups for all their work and resilience, taking into consideration the difficult circumstances they had faced over the last eighteen months.

The Committee **agreed** to approve the grants from the Area Committee Budget as follows:

- a) Dickson Memorial Hall - £5,205.60
- b) Bervie Caledonian Football Club - £3,600.00
- c) Durris Kirkton Hall - £1,800.00, and
- d) St James Episcopal Church - £2,000.00.

9. AREA PLAN

A report by the Director of Environment and Infrastructure Services was circulated to Members providing an update in relation to projects/actions within the Kincardine and Mearns Area Plan.

The Area Manager introduced the report and welcomed any comments on the first progress report on the Kincardine and Mearns Area Plan. The Committee discussed the report and **agreed** to:

1. Note progress made in relation to the projects/actions contained within the Kincardine and Mearns Area Plan which support the Council Plan 2020-22;
2. Request further information as follows:

- a. Education updates required on Mackie Academy and Catterline Primary,
 - b. 3.15 - update required with regards to Carlton House,
 - c. Page 121 - Newtonhill library, further update to be provided,
 - d. Portlethen Pool request a further update,
 - e. 2.23 – Accurate update to reflect the funding provided by the Friends of Stonehaven Pool, and
 - f. 6.02 – Update required.
2. Instruct the Area Manager to continue to present progress reports to the Committee on a six-monthly basis, in line with the Performance Management Framework, evidencing progress and performance with delivery of the Council Plan 2020-22; and
 3. Provide the following comments on the report;
 - a. To ensure the Area plan is Kincardine and Mearns specific,
 - b. To ensure progress is made timely and reflected in the progress indicator,
 - c. Suggest updates should be clear and refrain from using acronyms,
 - d. To ensure updates are provided timely to meet the Committee deadlines to ensure the most up to date report is published,
 - e. To share positive updates when we have been able to make progress, and
 - f. Suggest we continue to provide updates through briefings, emails and Ward meetings and that Pentane should not replace these.

10. SURPLUS PROPERTY POLICY

A report was circulated by the Director of Business Services seeking comments from Members on the Draft Revised Surplus Property Policy to be considered by Business Services Committee meeting on 21 April 2022.

The Estates Manager introduced the report and referred to workshops held with Area Committees, where suggested changes to the Policy had been limited. Giving community groups early notice of disposals had been raised but officers were of the view that community interest would be more appropriately addressed through the Community Asset Transfer Policy.

The Committee fully discussed the report. Members considered the approach in dealing with community groups interested in an available property and when they could be made aware within the process. Members asked a number of questions regarding timeframes associated with asset disposal, future ways of working with the communities with regards to the asset disposal and, guidance available with regards to engagement.

Members were advised that the policy included steps to include all Services before proceeding to disposal. The Estates manager advised that the stated primary purpose of the policy was to support the Capital Plan in disposing of properties quickly.

The Committee **agreed** to provide the following comments to the Business Services Committee in respect of the Draft Revised Surplus Property Policy provided at Appendix 1 to the report as follows:

1. The Committee raised concerns regarding the purpose of the policy, a policy for the Council or for serving the Communities. Suggested the policy should be looking forward to work with Communities when considering asset disposal,
2. The Committee strongly suggested that the operational route must include the Area Team rather than Service to Disposal route, thus having a greater emphasis on the Area Team. This would ensure that the locality plans were reflected and the local needs considered,
3. The Committee suggested that Community Councils would be a good place to start being involved, acknowledged and being notified at start of the process,
4. The Committee suggested that the policy should include the procedures and outline the process, and
5. The Committee stated that a step was missing in the disposal process and suggested the need for a structure to recognise where Communities sit within this process, and
6. The Committee requested a public list of all common good assets be available for Business Services Committee on 21 April 2022.

11. ABERDEENSHIRE COUNCIL CARE AND REPAIR UPDATE 2020/21

A report by the Director of Environment and Infrastructure Services was circulated providing a performance report for Aberdeenshire Council's Care and Repair Service to inform members of future service development. The Team Leader introduced the report, the Committee discussed and **agreed** to note the contents of the performance report at Appendix 1.

12. ABERDEENSHIRE DEVELOPMENT PLAN SCHEME 2022

A report by the Director of Environment and Infrastructure Services was circulated to The Committee asking Members to discuss and provide comments on the Development Plan Scheme (DPS) to be presented for approval to Infrastructure Services Committee on 10 March 2022.

The Team leader introduced the report and welcomed any questions and comments. The Committee discussed the report and **agreed** to note the contents and provided the following comment on the draft Development Plan Scheme 2022, which is set out in the Appendix to this report, to Infrastructure Services Committee on 10 March 2022;

- a) To consider the use of language within the report and look to make it user friendly for all.

13. 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.

Reference Number	Address
(A) APP/2021/2075	Full Planning Permission for Change of Use of Shop (Class 1) to Hot Food Takeaway (Sui Generis) and Installation of Flue and Fan at The Gourdon Shop, Brae Road, Gourdon
(B) APP/2021/2188	Full Planning Permission for Change of Use of Sui Generis (Coastguard Station) to Class 4 (Business) at Coastguard Station, Boatie Row, Cowie, Stonehaven
(C) APP/2021/2796	Full Planning Permission for Alterations to Dwellinghouse at Maisley, 38 Arduthie Road, Stonehaven

14. SUPPLEMENTARY PROCUREMENT PLAN FOR THE HEALTH AND SOCIAL CARE PARTNERSHIP - PROCUREMENT APPROVAL

A report by the Chief Officer, Aberdeenshire Health and Social Care Partnership was presented to Members for the Committee to implement the Direction to procure the items on the Supplementary Procurement Plan to implement the works to refurbish the Invercarron Resource Centre (IRC) to a Vaccination Centre.

The Chief Finance and Business Officer introduced the report and outlined the reasons for the report being before Members. Colleagues were also in attendance to answer any questions.

Members asked a number of questions in regards to the parking assessment that was carried out during school holidays, why was IRC identified as the only premises

suitable, the engagement that was carried out with the users of the IRC, the layout of the proposal and the large spaces unoccupied and the reasoning as to why the report is presented at this late stage when this has been known since 2018.

Members heard that Forest View was a base that delivered services to those with learning disabilities and that there were current plans in place for a public dental service, ruling this out as a suitable location. Other buildings had also been considered, Carlton House, Stonehaven Town Hall, Stonehaven Community Centre, Allardice Street Council Office, Kincardine Community Hospital and various industrial units within Stonehaven. New builds were also a consideration however due to the budget spend deadlines this was not suitable. Other locations had been discounted for a number of reasons, parking, layout and being able to meet clinical requirements. Members heard that the Service was aware of the requirement in 2018 and plans had commenced however with the pandemic the situation had somewhat dramatically changed. With regards to the space and layout as per the plans for IRC, the layout was to allow a one way system and to take social distancing into consideration.

All groups that previously used IRC had been contacted to look for alternative uses, not all have responded, however consultation was continuing to look for alternative bases for those that wish support. Members heard that the delivery of a Vaccination Centre should be in place by the end of March 2022 and that this was a requirement of the funding being made available.

Members queried if other sites could be considered as a longer term vaccination centre in the future, that any decision made could be under review, so that if an alternative building became available it could be considered at a future date.

Members asked when did the Integration Joint Board endorse the decision and discuss this report, as 2.3 is misleading as not endorsed by the whole IJB board the direction was carried out through Special Urgency Power, through the Chair, Vice Chair and a Chief Officer. Members specifically asked where will Kincardine and Mearns residents go for vaccinations if there is no vaccination centre within Stonehaven.

Members heard the Service are looking to build on the success of delivering Covid vaccinations, take up has been successful in Stonehaven as a location and it is hoped that this could be built on and continue to be successful. GPs surgeries will no longer be carrying out vaccinations and the HSCP are now responsible for their delivery. Stonehaven was the only town considered within Kincardine and Mearns due to its population size and good transport links.

Members suggested the need for more engagement and consideration of the community relationship with the building and recognition of the value it holds within the Community. Members heard that should the report be refused it would be presented to a future Communities Committee. .

Councillor Robertson seconded by Councillor Evison **moved** to support Officers recommendation with the added reassurances that annual reviews will take place to look for alternative buildings and if to be relocated a report be brought back to Kincardine and Mearns Area Committee.

Councillor Pike seconded by Councillor Wallace, **moved** as an amendment to refuse the Supplementary Procurement Plan.

The Committee voted:

For the Motion	(5)	Councillors Dickinson, Evison, Howatson, Mollison and Robertson,
For the Amendment	(5)	Councillors Agnew, Carr ,Hutchison, Pike, and Wallace

The Chair had the casting vote and voted for the amendment, therefore the amendment was carried to refuse the Supplementary Procurement Plan.

The Committee **agreed** to refuse the items on the Supplementary Procurement Plan in Appendix 1 to enable the implementation of the Direction from the Integration Joint Board.

ITEMS WHICH THE COMMITTEE MAY WISH TO CONSIDER WITH THE PRESS AND PUBLIC EXCLUDED

15. STONEHAVEN HARBOUR PILES

An exempt report by the Director of Environment and Infrastructure Services was circulated to Members seeking the approval for the Harbours Service to amend the supplemental work plan and Procurement Approval Form costs associated with procurement for the construction phase for the Steel Sheet Pile Replacement and Refurbishment at Stonehaven Harbour, and to award the tender for the works.

The Committee **agreed** to:

1. Approve the Amended Supplementary Workplan in Appendix 1 for the procurement of the construction phase for Steel Sheet Pile Replacement and Refurbishment at Stonehaven Harbour.
2. Approve the Procurement Approval Form in Appendix 3 against the Harbours, Coast and Flooding rolling capital programme for 2021/2026.
3. The Chief Officer awarding the tender for the Stonehaven Harbour Piling work to Teignmouth Maritime Services.

**KINCARDINE AND MEARNS AREA COMMITTEE, 8 FEBRUARY 2022
APPENDIX A**

PLANNING APPLICATIONS FOR DETERMINATION

(A) Reference No: APP/2021/2075

Full Planning Permission for Change of Use of Shop (Class 1) to Hot Food Takeaway (Sui Generis) and Installation of Flue and Fan at The Gourdon Shop, Brae Road, Gourdon

Applicant: Mr B Nibol, c/o Agent

Agent: Neil Rothnie Architecture, 73 Huntly Street, Aberdeen, AB10 1TE

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 there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.

The Senior Planner outlined the report and advised the application was for a change of use from a shop to hot food takeaway. Members heard that the proposed use of a hot food takeaway would replace an existing commercial use, in a prominent location, within the main road through Gourdon. Through the submission of supporting information the proposed development was not considered to result in any adverse amenity impact as noise and odour control measures proposed, and appropriate conditions would limit any amenity loss to that which is reasonably tolerable. The design of external alterations was of a scale and design appropriate to the building and surrounding properties. Furthermore, there was on street parking available in the vicinity of the site, and parking standards were not considered to be significantly different to the existing retail use. As such, the proposal complied with all relevant policies contained within the Aberdeenshire Local Development Plan 2017 and was therefore recommended for approval.

The Committee discussed the application and sought further clarification with regards to the parking arrangements and pedestrian access. The Committee **agreed** to Grant Full Planning Permission subject to the following conditions:-

01. Noise from the premises shall not exceed Noise Rating Curve 25 when measured at a point outside any noise sensitive building at least 3.5m from any reflecting surface other than the ground or within a habitable room of any noise sensitive dwelling.

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

02. The premises shall not be brought into use unless the odour control system has been installed in accordance with the approved details as detailed in Appendix B of the Odour Impact Assessment dated 2/11/21 and its operation has been demonstrated to the Planning Authority. Once agreed, the approved odour control system shall be permanently retained and suitably

maintained, as per Appendix C of the approved Odour Impact Assessment, thereafter.

Reason: To protect the amenity of neighbouring residential properties.

03. No works in connection with the development hereby approved shall take place unless details of a suitably sized and positioned grease trap have been submitted to and approved in writing by the Planning Authority. The development hereby approved shall not be brought into use unless the grease trap has been installed and maintained, in accordance with the approved details.

Reason: To prevent excessive amounts of grease, oils and food from the premises entering the public foul sewer and thereby ensuring there is no adverse impact on the public foul sewer from the development.

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 proposed change of use respects the scale, density, character and amenity of the surrounding area. Furthermore, it would not have an unacceptable impact upon adjacent land uses and residential properties by means of noise or odour and there is safe and convenient access for parking, storage and collection of waste for this commercial venture. The proposal is therefore in accordance with Policy P1 Layout siting and design, Policy P3 Infill and householder developments within settlements (including work proposals), Policy P4: Hazardous and potentially polluting developments and contaminated land, and Policy RD1 Providing suitable services.

(B) Reference No: APP/2021/2188

Full Planning Permission for Change of Use of Sui Generis (Coastguard Station) to Class 4 (Business) at Coastguard Station, Boatie Row, Cowie, Stonehaven

Applicant: Mr and Mrs Lewis, c/o Agent
Agent: Inspired Design and Development Ltd, 27 Evan Street, Stonehaven, AB39 2EQ

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 there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.

The Senior Planner introduced the report and outlined the application was for a change of use from a Coastguard Station to a Class 4 (Business) at Coastguard Station, Boatie Row, Cowie. Members heard that the use of the building would predominantly be for storage of goods relating to an existing business situated at the harbour within the town. Small scale food preparation would be carried out at the site to enable quick resupply for the catering unit. Products prepared on the site would be pasta, couscous and rice that require to be boiled. Salads would be prepared on

site and boxed ready for sale. Soups and quiches would also be made on site. There would be no fried food prepared at the site. Overall, the principle of development was considered acceptable and due to the scale and nature of the business, it was not considered that the proposal would have a detrimental impact on the character or amenity of the surrounding area. The proposal was considered to comply with the relevant policies of the Aberdeenshire Local Development Plan 2017 and was recommended for approval.

Members queried if the building was sold what other businesses could be set up under Class 4 (Business), the Senior Planner advised alternative uses could include a small office or research facility. Members raised concerns about the impact of future vehicle use at the premises.

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 proposal is considered to form an appropriate infill development within the settlement and the overall level of the development would not have a detrimental impact on the character or amenity of neighbouring sites, in terms of visual impact, odour or noise. As such, the proposal complies with Policy P1: Layout, siting and design, Policy P3: Infill and householder developments within settlements (including home and work proposals) and Policy P4: Hazardous and potentially polluting developments and contaminated land of the Aberdeenshire Local Development Plan 2017.

(C) Reference No: APP/2021/2796

Full Planning Permission for Alterations to Dwellinghouse at Maisley, 38 Arduthie Road, Stonehaven

Applicant: Mr James Dickinson, Maisley, 38 Arduthie Road, Stonehaven, AB39 2DP

Agent: Mackie Ramsay and Taylor, 21-23 Waverly Place, Aberdeen, AB10 1XH

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 has been submitted by, or on behalf of, a Member of the Authority, or their spouse or partner, and where the recommendation is to approve.

Councillor Dickinson as indicated at the start of the meeting, left the meeting at this point and took no part in the determination of the application.

The Senior Planner introduced the report and advised the application was for the installation of a roof light tunnel on a pitched slate roof. The siting and design of the proposed development was deemed to be acceptable. It was not anticipated that this

minor development would in any way cause detriment to the existing dwelling or the wider conservation area. With the proposed velux light tunnel being situated on the rear elevation of the dwelling, the potential for visual impact is negligible. Further, as the velux window will face skyward, being utilised for allowing light to enter the property as opposed to offering outward views, there was no potential for overlooking neighbouring properties. Therefore, the Planning Service was satisfied that existing neighbouring amenity would not be reduced and therefore the application 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 proposed alterations are appropriate and would not detract from the character of the property site or the conservation area, and is therefore in compliance with policies P1 Layout, siting and design, P3 Infill and householder developments within settlements (including home and work proposals) and HE2 Protecting historic and cultural areas.