



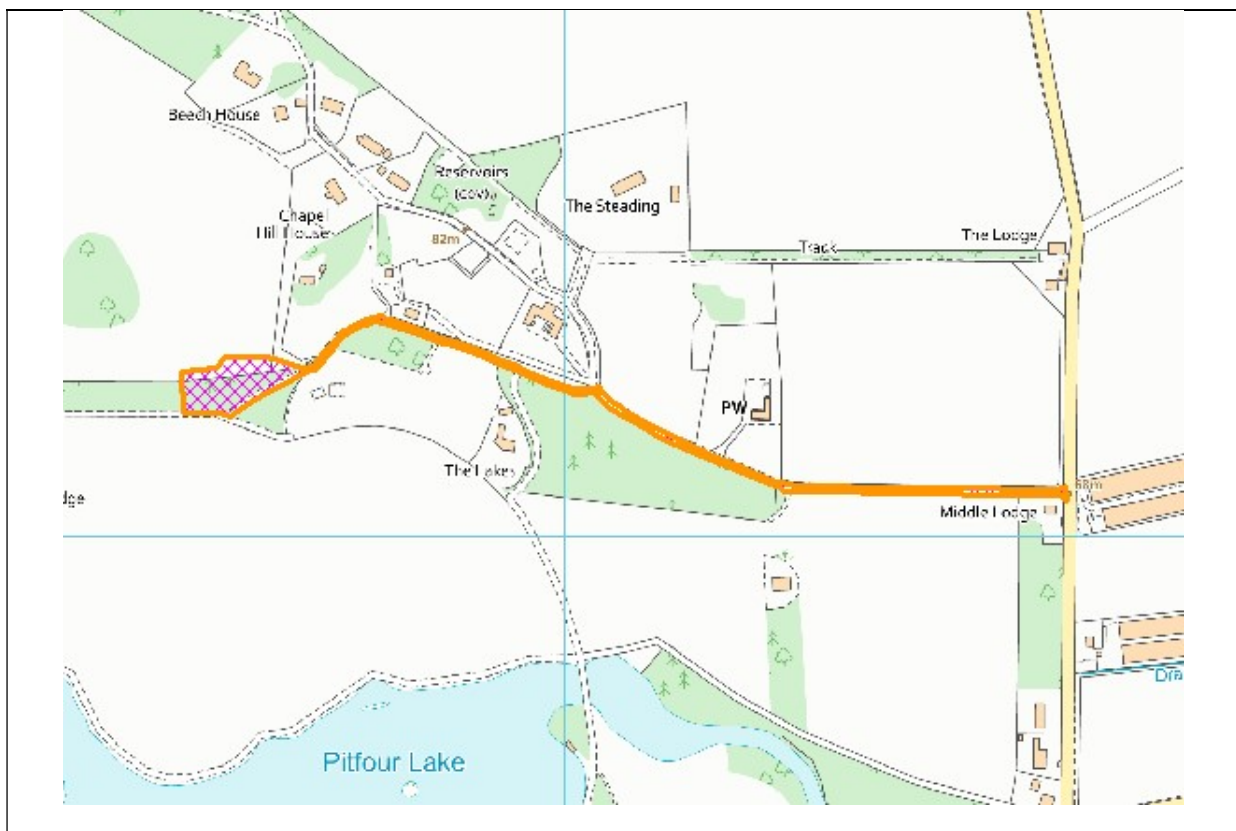
Buchan Area Committee Report 15 March 2022

Reference No: APP/2019/2851

Planning Permission in Principle for Erection of Dwellinghouse at Site at Pitfour, Chapel Park, Mintlaw

Applicant: Mr Philip Baxter, Arcus Design Ltd, Mavisbank, Old Deer, Peterhead, AB42 5JT
Agent: No Agent

Grid Ref: E:398058 N:849128
 Ward No. and Name: W04 - Central Buchan
 Application Type: Planning Permission in Principle
 Representations: 1
 Consultations: 5
 Relevant Proposals Map: Aberdeenshire Local Development Plan 2017
 Designations: Rural Housing Market Area
 Complies with:
 Development Plans: No
 Main Recommendation: Refuse



NOT TO SCALE

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1. Reason for Report

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

- Cllr. M. Buchan – To further discuss policy R2.
- Cllr. N. Smith – To further discuss policy R2.

1.2 The Monitoring Officer within Business Services has been consulted in the preparation of this report and had no comments to make and is satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

2.1 Planning Permission in Principle is sought for the erection of a dwellinghouse on a site at Pitfour, Chapel Park, Mintlaw (Appendix 1 – Block Plan).

2.2 The site lies outwith any settlement boundary, within the Rural Housing Market Area. It is approximately 1km north-west of Mintlaw, lies within the former historic Pitfour Estate, and is situated 300 metres north of Pitfour Lake. The proposed plot is situated amidst a belt of woodland and scrubland approximately 73 metres south of The Laundry, a Category ‘C’ Listed Building, and 107 metres south-west of Pitfour House Stables, also a Category ‘C’ Listed Building. A private road is located along the southern boundary of the plot and also passes its north-eastern corner. The site is otherwise bound by agricultural land to the north and south and the woodland belt continuing to the west. East of the site, beyond an area of scrubland, are three recently constructed houses and an undeveloped (but approved) house plot.

2.3 The proposal seeks Planning Permission in Principle for a dwellinghouse on the site. Details regarding the design of the dwellinghouse are not required at this stage. An indicative position for a dwelling has been shown on the submitted site plan in order to demonstrate how a house could be accommodated within the site.

2.4 It is proposed to connect to the public water supply, and provide private arrangements for foul and surface water drainage.

2.5 The following applications are the most relevant to the proposed development and the application site. This should not be interpreted as a comprehensive list of all the planning history within the former Pitfour Estate, which is considerably longer.

Adjacent sites

- APP/2017/2787 Erection of Dwellinghouse (Change of House Type to Planning Permission Reference APP/2016/0436) (Retrospective. Granted January 2018.

- APP/2016/0436 Conditions 1 (Layout, Siting, Design, Materials, Landscaping, Site Levels, Drainage, Access & Visibility Splays), 2 (Landscaping) and 6 (Tree Management Scheme) of Planning Permission Reference APP/2011/4145 for Erection of 9 Dwellinghouses (Matters Specified in Conditions). Granted April 2016.
- APP/2011/4145 Erection of 9 Dwellinghouses (Enabling Development) (Planning Permission in Principle) Granted July 2014.
- APP/2007/1985 Erection of Dwellinghouse (Outline Planning Permission). Refused December 2008.

Elsewhere within Former Pitfour Estate

- APP/2020/0286 – Erection of Dwellinghouse. Refused 25 February 2021. Site Adjacent To The Laundry, Chapel Park (to the north of ‘The Laundry’).
- The application was refused by the Buchan Area Committee, in accordance with officer recommendation, as the application was in conflict with the Local Development Plan 2017, in particular Policy R2 Housing and employment development elsewhere in the countryside as the proposal was not sited within an existing cluster of 5 or more houses.
- APP/2019/2756 – Erection of Dwellinghouse (Planning Permission in Principle). Refused March 2020.
- APP/2019/2755 Erection of Dwellinghouse (Planning Permission in Principle). Refused March 2020. DPEA Appeal PPA-110-2395 dismissed December 2020.
- APP/2019/2754 Erection of Dwellinghouse (Planning Permission in Principle). Refused March 2020. DPEA Appeal PPA-110-2394 dismissed December 2020.

The three plots adjacent The Chapel were refused by the Buchan Area Committee as they did not comply with any policies under Policy R2 Housing and employment development elsewhere in the countryside. It is noted that the DPEA in determining the two appeals at the time of determination, noted that the site did not form part of an existing housing group of at least five or more houses.

2.6 In support of the application the following information has been submitted:-

- Certificate for Proposed Foul Water Sub-Surface Soakaway – Arcus Design Ltd. 08 March 2019.
- Development Statement – Arcus Design Ltd.
- Tree and Protected Species Survey Report – Countrywise. March 2021.

2.7 During the consideration of the application the site and block plans were amended to remove reference to a prospective road entering the site from the east and passing the northern boundary of the plot.

The revised drawing reference is: 19011-P1 2

3. Representations

3.1 A total of 1 valid representation (1 objection) has been received as defined in the Scheme of Governance. This does not include multiple representations from the same household which equate to 1 letter in total. All issues raised have been considered. The letter raises the following material issues:

- Development in conflict with the Local Development Plan
- Proposal not in keeping with pattern of development
- Proposal is not part of a cluster of 5 or more existing houses
- Undermine the impact of Enabling Development, where a number of sites have been granted planning permission in principle, but not yet built.
- The area of land and that to the west has been cleared of trees and flattened for building prior to any planning decision.

4. Consultations

4.1 **Business Services (Developer Obligations)** has identified that Fetterangus Primary School and Mintlaw Academy are currently operating within capacity. The proposed development does not otherwise engage the Developer Obligations and Affordable Housing policies. In this instance, no contribution is required.

4.2 **Infrastructure Services (Contaminated Land)** notes that the site encompasses part of a former gasworks. Contaminants associated with the operation and decommissioning of the gasworks represent potentially significant risks to human health and the wider environment. Following the submission of a site investigation by Grampian Geotechnical, Contaminated Land recommended a condition requiring further investigation of the site prior to any works in connection with the development commencing on site. This is due, in part, to the uncertainty on the final layout of the development.

4.3 **Infrastructure Services (Natural Heritage)** advises that the submitted tree information is limited, but provides information on the species, diameter and calculated root protection areas. This information should have been plotted onto a site plan for more accuracy and context. Whilst no protected species were recorded on the site, it is noted that no assessment of bat roost potential has been made for the trees. Should trees be identified for removal at a later stage then this assessment would need to be undertaken.

4.4 **Infrastructure Services (Roads Development)** notes that the development would take its access from a private road, not maintained by the Roads Authority. Granting the application would result in an increase in usage, and may result in greater liability on those responsible for the maintenance of the private road as a result. Concluding, no objection subject to conditions.

4.5 **Scottish Water** has no objection to the proposal, but this should not be interpreted as confirmation that the development can currently be serviced. It identifies that there is currently sufficient capacity in the Turriff Water Treatment Works, however there is no record of any public Scottish Water,

Waste Water infrastructure within the vicinity of the development. The applicant is therefore advised to explore private treatment options.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

5.2 Aberdeen City and Shire Strategic Development Plan 2020

The Strategic Development Plan (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 R2 Housing and employment development elsewhere in the countryside

Policy P1	Layout, siting and design
Policy P4	Hazardous and potentially polluting developments and contaminated land
Policy E1	Natural heritage
Policy E2	Landscape
Policy HE1	Protecting historic buildings, sites and monuments
Policy PR1	Protecting important resources
Policy C1	Using resources in buildings
Policy RD1	Providing suitable services
Policy RD2	Developers' obligations

5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the 'settled view of the Council' on what the final adopted content of the LDP 2021 should be. A period during which representations on the Proposed LDP 2020 could be made took place between 25 May and 31 July 2020.

The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. 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.

6. Discussion

- 6.1 The main issues for consideration with regard to this application are whether the principle of development can be established for a dwellinghouse in this location, whether the formation of the plot would have a significant impact on biodiversity, whether it would pose a risk to public health, and servicing.

Principle of development

- 6.2 The principle of development needs to be established under Policy R2. Under this policy, development within the countryside outwith the Greenbelt and Coastal Zone is limited to:
- development that would be appropriate within the Greenbelt (as outlined in the criteria of Policy R1: Special rural areas); OR
 - development that would involve the refurbishment or replacement, on the same site, of an existing house or disused building; OR
 - development that would involve the remediation of redundant brownfield land opportunities; OR
 - development that would contribute to the "small-scale growth" of an Appendix 4 settlement as identified within the Aberdeenshire Local

Development Plan 2017. Such development would need to be located within 200m of the settlement boundary and involve the addition of properties in groups of up to 3 properties, to a maximum of 20% growth of the settlement (or 10 properties in total, whichever is lesser) during the current plan period; OR

- development involving a single home required as part of the retirement succession for a viable farm holding; OR
- development within the Rural Housing Market Area only, where it would constitute an addition to an existing cluster or group of at least five houses which is of a scale and character that is in keeping with that cluster or group. No more than a 20% growth of the cluster, up to a maximum of 2 new homes will be permitted during the current plan period.

- 6.3 The proposed development does not meet any of the above criteria, and is therefore in conflict with Policy R2. Whilst a small element of the site partially overlaps with that of a former historic gas works, there is no remaining physical evidence of that use on the site, which has long since been demolished and the land naturalised.
- 6.4 Despite supporting information from the agent suggesting that the proposal could be considered as an addition to an existing cluster of 5 or more properties, the four plots to the east are not completed in their entirety, and incomplete houses cannot contribute to a cluster. Although three of the houses have been built, Plot 2 is currently an undeveloped plot that is currently, at the time of writing this report, for sale. The dwellinghouses to the north of The Laundry are contained atop a hill in a completely different situation context to the application site. Those properties are focused around the Chapel Park Road and are visually distinct from any of the other buildings within the former Estate, being elevated, and are segregated by virtue of the woodland area and The Laundry building which sits between that development and the site. The nearest house, (Chapel Hill House), on Chapel Park Road is 165 metres away from the entrance to the proposed plot. Accordingly, the proposed site is not deemed to be an addition to that group of properties due to the absence of any locational relationship or sense of cohesiveness.
- 6.5 It is noted that a planning application for a dwellinghouse immediately north of The Laundry (application ref APP/2020/0286), was refused by the Buchan Area Committee at its meeting in February 2021, in accordance with the Planning Service recommendation, as the site was not part of a cluster of at least five dwellings, including those to the north on Chapel Park Road. Nothing has changed since the time of that application being determined by the Area Committee.
- 6.6 A letter of representation objecting to the proposal also recognises that the development would not be an addition to an existing cluster of five or more properties, and that the development would not be in keeping with the general pattern of development in this location.
- 6.7 It is also worthwhile highlighting that approving development on this site will likely create a cluster of five houses, whereby the four granted sites to the

west and this plot, once all are built, could reasonably be considered by some as creating such a grouping. Should that occur, then the newly created cluster would provide opportunities for pressures for additional housing in the next Local Development Plan period. That would present the potential for future suburbanisation of the area, and the incremental erosion of the historic context of the former Pitfour Estate.

- 6.8 The appeal decisions by the DPEA (PPA-110-2394 & PPA-110-2395, December 2020) for the two plots adjacent Old Chapel approximately 365 metres east of the proposed application site, and just north of the access leading towards the public road. The Reporter, in determining the appeal, identified in those cases that “the appeal site does not form part of an existing housing group of at least five or more houses” at the time of the determination.
- 6.9 Consequently, the principle of development cannot be established, and the proposal is in conflict with Policy R2.

Layout, siting and design

- 6.10 As the application is for Planning Permission in Principle, the final layout and design of the development is not known at this time. This would be assessed more comprehensively as part of any subsequent Matters Specified in Conditions application. Notwithstanding this, the application site is large enough to accommodate a dwellinghouse and the required servicing arrangements without difficulty. The absence of any immediate neighbouring properties to the site would also mean that the development would not result in a detrimental impact on the residential amenity of the area through overlooking or overshadowing impacts. It is therefore deemed that the proposal would meet with the principles of Policy P1.

Hazardous and contaminated sites

- 6.11 Contaminants associated with the operation and decommissioning of gasworks represent potentially significant risks to human health and the wider environment. A subsequent site investigation submitted by Grampian Geotechnical was based on an indicative layout. Contaminated Land identify that “as the development is for a single residential property, no part of the curtilage will comprise public open space and the levels of contamination should be assessed in relation to criteria for residential garden ground with/without plant uptake. If this is undertaken, the levels of lead and hydrocarbon contamination pose a potential risk to human health and there is a need for remedial action.” As a result of this, “future users of the site will need to be subject to further evaluation once the final layout of the development is known. This may necessitate additional site investigation works to determine the extent of the contamination present.”
- 6.12 In recognition of this and, having cognisance of the conclusions within the submitted site investigation, Contaminated Land a condition requiring a Full Site Investigation in accordance with BS 10175:2011+A2:2017 – ‘Investigation of Potentially Contaminated Sites – Code of Practice’ and that a report of that investigation is submitted to and approved in writing by the Planning Authority.

Subject to the addition of such a condition, it is concluded that the potential risk to public health can be mitigated and that the proposal would, subject to condition, comply with Policy P4.

Natural Heritage

- 6.13 A walkover survey combined with a data search, and the installation of wildlife cameras over a three-week period on the site failed to identify any protected species using the site. Deer and foxes were recorded crossing the site. Nevertheless, the suitability of the trees for bat roosts has not been considered. However, as the proposal identifies that no trees are to be removed, then there is no potential impact to be addressed at this time. Should trees be identified for removal as part of a subsequent Matters Specified in Conditions application, then an assessment of bat roost potential would be required. The proposal would not adversely impact upon any protected species and the proposal would therefore not be in conflict with Policy E1.

Landscape

- 6.14 The development would have an impact on the landscape character due to the introduction of a dwellinghouse in an area that is currently an area of grassland and trees. It is noted however, that the proposed dwellinghouse would also be located west of three dwellinghouses, and the undeveloped Plot 2, and would be viewed in a similar context to them. The degree of the impact would be determined by the final design of the property, any landscaping proposed and whether any of the mature trees within the site, particularly along the southern boundary, would be damaged or require removal as part of the development. The submitted tree survey indicates that no trees are to be removed to accommodate the proposal. It is therefore determined that a dwellinghouse could theoretically be accommodated within the site without a fundamental alteration of the landscape character if appropriately designed. It is therefore deemed to broadly accord with Policy E2 at this time.

Built heritage

- 6.15 There are a significant number of listed buildings and structures within the Pitfour Estate. The following is a select list of only those structures that are nearest to the application site and its access:
- The Laundry (Category 'C'- Listed) approximately 70 metres north of the plot
 - Game Larder (Category 'C'- Listed) approximately 110 metres north-east of the plot
 - Stables (Category 'B'- Listed) approximately 220 metres north-east of the plot and 44 metres north of the access
 - Old Chapel (Category 'C'- Listed) approximately 48 metres north of the access
 - Kennels Lodge (Category 'B'- Listed) approximately 220 metres south-west of the plot.

- 6.16 As the application site is bounded by trees to the north and south, the proposed plot would be somewhat segregated from the line of sight of most of the Listed Buildings. The nearest is The Laundry to the north of the plot. Visibility of this would be somewhat impaired due to its location uphill from the application site. It is also situated within a depression in the hillside and partially screened by a dense population of trees along its southern boundary. Notwithstanding this, the enclosure of the application site between two rows of mature trees essentially partitions the site off from its surroundings.
- 6.17 Similarly, the game larder and stables are unlikely to be intervisible from the proposed plot due to the combination of tree cover and the topography differences which also obstruct visibility. Although visible from the intended access from the public road, no alteration is proposed to the road which would impact upon the setting of those buildings. The same applies to the impact on the Old Chapel, which is in a much-elevated position to the access road and would be unaffected.

The Kennels Lodge to the south-west would likely be visible from the proposed plot location of the site, through the trees, however the significant separation distance, its position on the south side of the historic road through the estate, and its relative isolation being bounded by fields to the east and south, mean that its setting would not be impacted by the proposed development. The development would effectively be a peripheral element, behind a tree belt, along the access road, and are not closely related.

- 6.18 In recognition of these matters, the proposal would not have a detrimental impact on the built heritage of the area, and that it would broadly comply with Policy HE1.

Protecting important resources

- 6.19 The site includes part of a woodland, with particular significance placed on the tree belt lining the north side of the road (to the south of the site). Other mature trees are located within the northern portion of the proposed plot, and a large number of juvenile trees protected in tubes are located towards the east. The submitted tree survey indicates that no trees would be lost as part of the development, as it states that it is possible to accommodate a dwellinghouse between the northern and southern row of mature trees without impacting upon their root networks or otherwise necessitating the removal of any of them. It recommends the installation of root protection fencing during construction works in order to safeguard the existing trees on site. On the basis that no trees are to be removed, then the proposal would not be in conflict with Policy PR1 at this time.

Carbon neutrality

- 6.20 The energy efficiency of the property is not yet known, however there is no reason to suspect that a new build would be unable to achieve the sustainability targets set by Aberdeenshire Council. In order to ensure compliance with this, it is necessary to secure by condition SAP calculations and appropriate mitigation details to be submitted to the Planning Service, for

its consideration and approval. Subject to the addition of this condition, the proposal is deemed acceptable and compliant with Policy C1.

Servicing

- 6.21 The development is to be served primarily by an existing access road, with a short new section entering the proposed plot just north of the road screened by the tree belt leading past The Kennels towards Alder Haugh. The property is intended to be serviced by the public water supply which Scottish Water have highlighted is possible in principle, subject to there being available capacity. Roads has no issues with the proposal subject to conditions. The connection to the public water supply can be secured by condition. In respect of roads and water supply the application is not in conflict with Policy RD1.
- 6.22 The submitted plan shows that the foul drainage is to be attenuated on site via a combined package sewage treatment plant and soakaway along with the installation of a foul and surface water drainage system. Whilst percolation tests have been submitted to the Planning Service, there is no detailed report accompanying the application in respect of the proposed drainage. SEPA seeks land soakaway ahead of discharge to watercourses. Furthermore, a report, by a suitably qualified person, would outline the options available, and outline the required size of infrastructure needed to serve a dwellinghouse. There is no area marked to show where the percolation tests were undertaken. The application fails to demonstrate that the drainage systems are appropriate and viable for the site and occupants of the proposed dwellinghouse. In the absence of such documentation, the application has failed to demonstrate that it is not in conflict with Policy RD1, which states that it must be demonstrated with supporting evidence that disposal of sewage can be achieved without detriment to public safety and amenity.

Developer obligations

- 6.23 Fetterangus Primary School and Mintlaw Academy are currently operating within capacity. The proposed development does not otherwise engage the Developer Obligations or Affordable Housing policies of the Aberdeenshire Local Development Plan 2017. No contributions are required in this instance and the proposal would fully accord with Policy RD2.

Other matters

- 6.24 The letter of representation makes reference to the 'enabling development' that facilitated an original consent for nine dwellings, under planning reference APP/2011/4145.
- 6.25 This proposal would not contribute towards any remedial works within the Pitfour Estate as it is not submitted as an 'enabling development' proposal. Were this application to be granted, the Planning Service would have no control over whether this application was progressed ahead of the individual plots that previously obtained consent as 'enabling development' as granted by the Area Committee.

Conclusion

- 6.26 The principle of development for the proposal is in conflict with the Local Development Plan, in particular Policy R2 as it fails to meet any of the applicable criteria. Irrespective of compliance with a number of other policies within the Plan, the development cannot be supported as it is contrary to the Aberdeenshire Local Development Plan 2017. It is therefore recommended for refusal.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1 An 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

Policy R2 Housing and employment development elsewhere in the countryside

Policy RD1 Providing suitable services

- 9.3 The application is a Departure from the valid Local Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.
- 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**

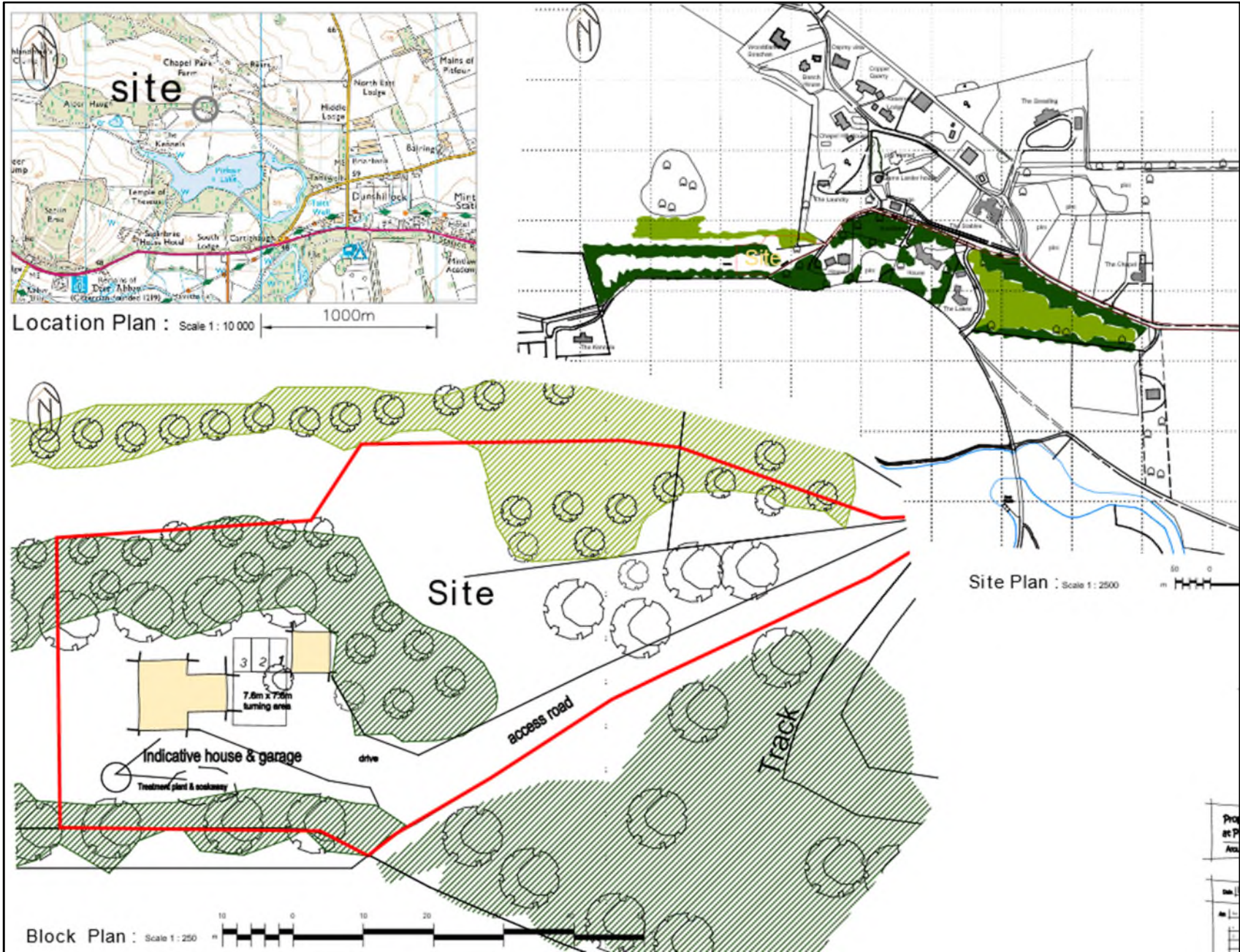
10.1 **REFUSE Planning Permission in Principle for the following reasons:-**

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

The principle of development is in conflict with the Local Development Plan as the proposal does not constitute an addition to an existing cluster of five or more existing dwellings within the Rural Housing Market Area, and it does not meet any of the other acceptable criteria listed under Policy R2 Housing and employment development elsewhere in the countryside.

02. The application fails to demonstrate that the proposed drainage is appropriate and viable. No drainage report accompanies the application, only percolation tests. Policy RD1 Providing suitable services requires that all developments demonstrate that where private drainage is proposed there will not harm to public health and amenity. The application is in conflict with Policy RD1 Providing suitable services.

Alan Wood
Director of Environment and Infrastructure Services
Author of Report: Rory Hume
Report Date: 2 March 2022



Comments for Planning Application APP/2019/2851

Application Summary

Application Number: APP/2019/2851

Address: Site At Pitfour Chapel Park Mintlaw Aberdeenshire

Proposal: Erection of Dwellinghouse

Case Officer: Rory Hume

Customer Details

Name: Mr Stuart Buchan

Address: 29 south road Peterhead

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed site on pitfour estate as it does not fall within the existing chapel park group. Although it does lay within pitfour estate at present there is only one house situated there and two currently under construction. There are at present no plans submitted for the further two plots with intent to build.

Further more the most recent planning application submitted within Chapel park was refused due to

" The principle of development on this site is not acceptable and is in conflict with the Aberdeenshire Local Development Plan 2017, in particular Policy R2 Housing and employment development elsewhere in the countryside as the proposal is not within an existing recognised cluster of 5 or more houses, due to its orientation, separation and physical relationship with other dwellings, and the topography, as such there is no cohesive relationship"

This proposed site was within the chapel park group and 30meters from the nearest house yet did not meet the criteria Stated.

It is also stated in the development statement "the site will be a continuation to an existing row of houses that were approved under an enabling development policy. This has allowed AC Watson the land owners to commence restoration of the temple of Theseus"

It's well documented that very lengthy consideration went into the original approved development on the basis of the funds generated from the sale of plots 1-5 on pitfour estate totalling to more than £900,000 would be used to reinstate the Temple to its former glory, the cost of the restoration was to be £400,000. Sadly in the past six years nothing has been done and the temple is

deteriorating quickly.

I would expect to see these works finished as detailed in the original development approved more than six years ago. Also I would like to see the final two houses without detailed planning permission in the pitfour estate area finished before it is considered for the policy R2 housing and employment development elsewhere in the countryside.

It's very concerning that this plot and a further three to the west has already been cleared of trees and flattened out in preparation for building when no planning has yet been passed by the council.