

8. **LRB 566** – Notice of Review Against Refusal of Full Planning Permission for Erection of Shed and Change of Use to Class 6 Storage and Distribution (Retrospective) at Hardford Farm, St Katherines, Aberdeenshire, AB51 8TE – Reference: APP/2021/2026.

(ii) Supporting Documents as submitted by the Planning Service.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Application Reference: APP/2021/2026

TO: Alan G Low
Milton West
Barthol Chapel
St Katherines
Inverurie
Aberdeenshire
AB51 8TE

FOR: Garioch Glazing Ltd
Hardford Farm
St Katherines
Inverurie
AB51 8TE

In pursuance of the powers exercised by them as Planning Authority, this Council having considered your application for the following:

Full Planning Permission for Erection of Shed and Change of Use to Class 6 Storage and Distribution (Retrospective) at Hardford Farm, St Katherines, Aberdeenshire, AB51 8TE

and in accordance with the plans docquetted as relative hereto and the particulars given in the application, do hereby give notice of their decision to **REFUSE Full Planning Permission** for the following reasons:

- (1) The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

The proposed development was assessed against the Scottish Planning Policy principles of sustainable development. However, adverse impacts significantly and demonstrably outweigh the benefits of the proposal as the operation of such a business in such a remote location is unsustainable.

- (2) The planning authority considers that the application is for a development that is not in accordance with the Aberdeenshire Local Development Plan 2017. It is a small-scale commercial development that lies outwith the Rural Housing Market Area, and therefore does not meet the criteria for Policy R2 Housing and employment development elsewhere in the countryside

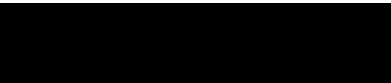
IMPORTANT – THIS IS A LEGAL DOCUMENT PLEASE RETAIN WITH YOUR TITLE DEEDS

- (3) The proposed development would have a negative impact on the amenity of the area as the increase in HGV traffic would place excessive demands on the existing road infrastructure, contrary to Policy P1 Layout, siting and design.
- (4) The proposed development is far from public and active transport connections, failing to promote intermodal shifts contrary to Policy P1 Layout, siting and design.
- (5) The proposed development would have a negative impact on the amenity of the nearby settlement Barthol Chapel by increasing HGV traffic through it, contrary to Policy P1 Layout, siting and design and the Barthol Chapel Settlement Statement.
- (6) It has not been established that the development would not cause health and safety issues due to the proximity of a gas pipeline. The proposal fails to comply with Policy P4 Hazardous and potentially polluting development and contaminated land.

Reason for Decision

The proposed development was assessed against the Scottish Planning Policy principles of sustainable development however the proposal does not accord with those principles and does not accord with the policies of the Aberdeenshire Local Development Plan 2017 and therefore cannot be considered to contribute to sustainable development.

Dated: 10 June 2022



Paul Macari
Head of Planning and Economy

List of Plans and Drawings

Reference Number: PL/01 Version A Block Plan
Reference Number: PL/02 Elevations and Site Plan
Reference Number: PL/03 Floor Plan
Reference Number: LP/02 Location and Site Plans

Stamped copies of any plans and the decision notice associated with your application are available to view and can be downloaded through our Planning - Public Access [Register](#) by searching for your application using the application reference number.

NOTES

- (i) In the case of any permission granted, this does NOT incorporate any building warrant for any operations or change of use which may be required under the Building (Scotland) Act 2003. This must be obtained separately from the Council prior to the start of building operations.
- (ii) Any permission granted does not incorporate any listed building consent which may be required. This must be obtained separately prior to the start of building operations.
- (iii) Any permission granted is without prejudice to any further consents required from Aberdeenshire Council in its role as landowner.
- (iv) If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review form should be obtained from and submitted to:

Head of Legal and People
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

Tel: 01467 532862

Email: localreviewbodysubmissions@aberdeenshire.gov.uk

A form may also be obtained from a local Planning office or the Council's website at <https://www.aberdeenshire.gov.uk/media/15849/notice-of-review-form-version-3.pdf>

- (v) If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



REPORT OF HANDLING

Application Reference: APP/2021/2026

Proposal: Erection of Shed and Change of Use to Class 6 Storage and Distribution (Retrospective)

Address: Hardford Farm, St Katherines, Aberdeenshire, AB51 8TE

1. Description of proposal

Retrospective full planning permission is sought for the erection of a shed and change of use to Class 6 Storage and Distribution at Hardford Farm, St Katherines.

The site, measuring 0.34 hectares, is part of the Hardford Farm cluster approximately 735 metres east of Barthol Chapel. It consists of the main public access into the farm from the public road to the south, a hardstanding yard and dark green steel profile shed measuring approximately 36.5 x 24.5 x 9.4 metres to ridge height. The site boundaries are open. To the west are additional agricultural sheds and a dwellinghouse; to the north, open fields, and to the east a track running north from the road and dwellinghouse Hardford Mill. The site overlaps with the Hardford site in the Historic Environment Record (HER) and lies approximately 200 metres to the east from a National Grid gas pipeline.

Permission is sought for the shed itself, which was erected in 2018 without prior notification being given under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 ('GPDO'), and for its change of use from Agricultural to Class 6 Storage and Distribution. The shed is currently used by a glazing company that has moved to the site.

2. Relevant Planning History

None.

3. Supporting Information

Supporting statement, 26th August 2021.

Statement outlining vehicular movements, 14th October 2021.

4. Variations & Amendments

None.

5. Representations

A total of 5 valid representations (0 support/5 objection) have been received as defined in the Scheme of Governance. All issues raised have been considered. The letters raise the following material issues:

- Access to the track along the east of the site.
- Increase in traffic impacting on Barthol Chapel and its school.
- Inadequate infrastructure to serve the use in the rural location.

6. Consultations

Internal

Environment and Infrastructure Services (Environmental Health) has requested a noise impact assessment to determine the impact of the proposal in terms of vehicle movements and plant noise.

Environment and Infrastructure Services (Roads Development) and (Transportation) have provided a joint response. They requested additional information, for which revised plans were submitted. They advise that they object to the proposal on the grounds that it is contrary to Policy P1 and Policy RD1, as the proposal is not well connected to existing developments or public transport services.

External

National Grid was consulted but did not respond within the required timeframe.

7. Relevant Policies

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.

Aberdeen City and Shire Strategic Development Plan 2020

The Strategic Development Plan 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.

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 development and contaminated land

Policy E2 Landscape

Policy HE1 Protecting historic buildings, sites, and monuments

Policy RD1 Providing suitable services

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 2022 should be. 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 the Planning Authority is awaiting the outcome of the LDP 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.

On the 18 April with reference to the legislation the LDP 2017 becomes technically 'out of date'. Notwithstanding the Aberdeenshire LDP 2017 remains the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted. Currently Scottish Planning Policy (SPP) deals with this circumstance at Paragraphs 32 to 34. The policies of the LDP 2017 are reflective of the policy position within SPP. Both SPP and the National Planning Framework 3 are confirmed as significant influences on the content of the plan, as confirmed within Section 2 – 'Influences of the Plan'. In summary, when a development plan is more than five years old the presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits. All of these matters however are already embedded within the policies of the Local Development Plan 2017 and deemed robust in their consideration.

8. Other Material Considerations

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.

9. Implications and Risk

None.

10. Directions by Scottish Ministers

None.

11. Discussion

The main issues for consideration are whether the proposal is acceptable in principle, the visual impact of the shed, what impact it has on the amenity of the wider area, and whether the provision of services is adequate for the proposed use.

Principle

The principle of the development is determined under Policy R2 Housing and employment development elsewhere in the countryside, with reference to Policy R1 Special rural areas. Assuming a prior agricultural use, the shed building itself would be acceptable under Policy R2 as a building for that purpose. Regarding the proposed change of use, there are no acceptable categories in Policy R1 that the proposal falls within. Policy R2 permits small-scale commercial development in the Rural Housing Market Area (RHMA), but as the site lies outwith the RHMA, the principle of development cannot be established.

The presumption in favour of sustainable development under Scottish Planning Policy is a significant material consideration. It is considered that what is being proposed would be unsustainable development, being the development of a Class 6 industrial use in the middle of the countryside. Sustainable planning seeks to guide the development of commercial premises within and in close connection to settlements, to support the vitality of town centres and reduce private and industrial vehicular traffic. The development of an industrial use at this location would have an adverse impact on existing commercial land and the amenity of the surrounding rural area. The development is therefore considered unsustainable.

Under the presumption in Scottish Planning Policy, the change of use may therefore only be accepted if there are other material considerations that outweigh the unacceptability in principle.

Shed: Layout, siting and design

The shed is typical for its type in terms of design. It is scaled in proportion to the existing building cluster and sited acceptably for access to the agricultural purposes it was originally erected for. It is sited at sufficient distance uphill from the neighbouring house to the south to not have a significantly negative impact on its visual amenity. The shed is cut into the slope of the site and would not significantly increase the landscape impact of the farm from any public vantage points. The shed in its physical form therefore complies with Policies P1 Layout, siting and design and E2 Landscape.

Change of use: Transport

With these considerations in mind, the proposed change of use would further be assessed according to the requirements to be safe, pleasant, and well connected under Policy P1. It is acknowledged from the consultation with Roads Development and Transportation that the site is not easily accessible by any mode other than car, contrary to the need to be well connected. While it is not anticipated that Class 6 Storage and Distribution would generate a significant number of customer journeys to the site, and that therefore public and active travel accessibility need not be imperative, it would be difficult to control this kind of customer access under the range of activities that could take place under Class 6.

Change of use: Amenity

Issues of amenity and the suitability of the site for Class 6 have been raised in representations, namely that it may negatively impact access to the track along the eastern boundary, increase traffic through Barthol Chapel, to the detriment of its amenity, and that the existing road does not have the capacity to accommodate the increase in HGVs associated with the use. Given the nature of the site and layout of the shed's access points, it is considered highly unlikely that the shed will have an impact on the use and amenity of the adjacent track which is raised up from it.

While the road does have passing places, it is single-track and has bends especially around Milton of Fochel to the east that may be hazardous for the kinds of articulated vehicles associated with Class 6 and described in the vehicle movements statement. It is noted that the key planning objective in the Barthol Chapel settlement statement is to preserve its amenity, and that a storage and distribution centre this close to the village would have a negative impact in this regard, given the local infrastructure. The site can be accessed from the west via diverted routes avoiding Barthol Chapel, but these would be difficult to control for in planning terms. While the vehicle movements statement states that vehicles access the site on average twice a week, it is not clear what number of vehicles it refers to, and it would again be difficult to control vehicle movements to an acceptable level. The site may therefore be considered unsuitable for industrial uses such as Class 6 according to the terms of Policy P1 Layout, siting and design. Given these issues, it is not deemed necessary to await a noise impact assessment from the applicant, as the findings of this would not change this conclusion.

Heritage and Hazardous development

The site overlaps with that of the former Hardford Mill, which is a designated site in the HER. Due to the character of prior development on the site and the siting of the proposal, which is over the former lade, it is deemed not to have an impact under Policy HE1 Protecting historic buildings, sites, and monuments.

The site lies within the consultation distance for a gas pipeline. National Grid has not responded within the required timeframe, and it may be ascertained therefore that their objection is unlikely. Nevertheless it is not possible to determine with certainty the acceptability of the proposal under Policy P4 Hazardous and potentially polluting development and contaminated land. Given the issues outlined above, it is not deemed necessary to await a consultation response from National Grid. However, as a storage and distribution use might result in a significant increase of people working on the site (as there can be no control on the number of staff working there), then it would be prudent to take a precautionary approach and define the proposal as contrary to Policy P4.

Access and drainage

Policy RD1 Providing suitable services requires developers to provide suitable access and drainage. Revised plans to meet the requirements of Roads Development have been submitted, although it is not deemed necessary to reconsult given their fundamental objection. Information on provisions for surface water drainage has not been provided, though it has been noted on a site visit following wet weather that there are provisions in place, and that on the surface they appear to function, although this would need to be confirmed with plans showing a solution acceptable according to Policy RD1 and the nature of the site.

Conclusion

The proposal may initially be considered in two halves: the physical development as an agricultural shed itself and its proposed change of use. The shed, being of typical design within a farm, is generally acceptable, meeting the requirements of Policy R2 Housing and employment development elsewhere in the countryside, subject to further information on drainage to satisfy the requirements of Policy RD1 Providing suitable services. The change of use to Class 6 Storage and Distribution is not acceptable, as the principle of development cannot be established under Policy R2 and the development itself is unsustainable with reference to Scottish Planning Policy, being an industrial development in non-allocated land in the countryside.

Furthermore, it would have a significantly negative impact on the amenity of the area through the increase in HGV traffic and would place demands on the existing transport infrastructure which that infrastructure cannot meet. It is acknowledged that the immediate purpose of the application is for temporary use by the current occupants, but the application of a condition for temporary use would not be appropriate in this case, as the unacceptability of this site for Class 6 is not in question. As permitting a change of use would necessarily be permanent therefore, the Planning Service could not adequately control how future occupants would use the site were permission granted.

In the interest of supporting businesses and the economy in Aberdeenshire, the Planning Service has been pragmatic in its approach to give the applicant adequate time to provide the information required in support of the application. Despite this, all the information has not been provided, and the Planning Service considers in the interests of the area's amenity and certainty for all parties that it must come forward to a decision.

The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

The proposed development was assessed against the Scottish Planning Policy principles of sustainable development. However, it is found to be unsustainable development and therefore cannot be supported under Scottish Planning Policy.

12. Recommendation

REFUSE for the following reasons:

01. The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

The proposed development was assessed against the Scottish Planning Policy principles of sustainable development. However, adverse impacts significantly and demonstrably outweigh the benefits of the proposal as the operation of such a business in such a remote location is unsustainable.

02. The planning authority considers that the application is for a development that is not in accordance with the Aberdeenshire Local Development Plan 2017. It is a small-scale commercial development that lies outwith the Rural Housing Market Area, and therefore does not meet the criteria for Policy R2 Housing and employment development elsewhere in the countryside
03. The proposed development would have a negative impact on the amenity of the area as the increase in HGV traffic would place excessive demands on the existing road infrastructure, contrary to Policy P1 Layout, siting and design.
04. The proposed development is far from public and active transport connections, failing to promote intermodal shifts contrary to Policy P1 Layout, siting and design.
05. The proposed development would have a negative impact on the amenity of the nearby settlement Barthol Chapel by increasing HGV traffic through it, contrary to Policy P1 Layout, siting and design and the Barthol Chapel Settlement Statement.
06. It has not been established that the development would not cause health and safety issues due to the proximity of a gas pipeline. The proposal fails to comply with Policy P4 Hazardous and potentially polluting development and contaminated land.

Reason for Decision

The proposed development was assessed against the Scottish Planning Policy principles of sustainable development however the proposal does not accord with those principles and does not accord with the policies of the Aberdeenshire Local Development Plan 2017 and therefore cannot be considered to contribute to sustainable development.

13. Process of Determination

The application was the subject of consultation with Local Members under the Council's Scheme of Governance.

14. Planning Obligations

No



Viewmount Arduthie Road Stonehaven AB39 2DQ Tel: 01467 534333 Email: planningonline@aberdeenshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100462777-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed change of use of existing agricultural storage shed to Class 6 Storage and Distribution shed, including retrospective planning permission for the building.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

The shed was originally erected for agricultural general purpose use and it was assumed that formal permission was not required. The building is now occupied by Garioch Glazing Ltd., who urgently needed a new base following the quick sale of their existing business premises at Oldmeldrum.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Alan G Low		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Alan	Building Name:	Milton West
Last Name: *	Low	Building Number:	
Telephone Number: *		Address 1 (Street): *	Barthol Chapel
Extension Number:		Address 2:	St Katherines
Mobile Number:		Town/City: *	Inverurie
Fax Number:		Country: *	Scotland
		Postcode: *	AB51 8TE
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Hardford Farm
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	St Katherines
Company/Organisation	Garioch Glazing Ltd	Address 2:	
Telephone Number: *		Town/City: *	Inverurie
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB51 8TE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Aberdeenshire Council

Full postal address of the site (including postcode where available):

Address 1:

HARDFORD FARM

Address 2:

ST KATHERINES

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

INVERURIE

Post Code:

AB51 8TE

Please identify/describe the location of the site or sites

Northing

834103

Easting

382356

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.30

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Agricultural / Storage

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

All waste material from the site will be dealt with by a private waste disposal company on a contractual basis,

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 6 Storage or Distribution

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

864

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Alan Low

On behalf of: Garioch Glazing Ltd

Date: 26/08/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

Supporting Statement as attached

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Alan Low

Declaration Date: 26/08/2021

