

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARN'S AREA COMMITTEE 29 NOVEMBER 2022

COUNCIL CHAMBER, VIEWMOUNT, STONEHAVEN (WITH VIRTUAL ATTENDEES).

Present: Councillors Wendy Agnew, Dawn Black, Shirley Burnett, Laurie Carnie, George Carr, Sarah Dickinson, Alison Evison, Kevin Stelfox, Mel Sullivan, Alan Turner and Catherine Victor.

Officers: Bruce Stewart (Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Martin Ingram (Senior Solicitor, Legal and People), Alan Wood (Director of Infrastructure Services), Anne Marie Davies Macleod (Head of Service), Ritchie Johnson (Director of Business Services), Lee Watson (Principal Engineer), Johnathon Duncan (Senior Engineer), Irina Birnie (Team Leader, Planning & Economy), Gail Dick (Project officer, Learning Estates), Anna Zadka Labus (Learning Estates Officer), Gregor Spence (Senior Planner), and Elaine McCarron (Asset Disposal Surveyor).

In Attendance: Item 13 A Michael Hastie – Agent

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 declaration was intimated, Councillor Turner provided a transparency statement with regards to item 8 as he was a member of Stonehaven Flood Action Group and resided in the local area, however concluded he had no interest to declare and would stay 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
11

Paragraph No of Schedule
9

3. MINUTE OF MEETING OF KINCARDINE AND MEARN'S AREA COMMITTEE OF 11 November 2022

The Committee had before them and **approved** the minute with the following correction to declaration of interest, Councillor Evison declared an interest in item 7.

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 29 November 2022. The Committee **noted** the outstanding item in relation to Hillside.

5. ENVIRONMENT AND INFRASTRUCTURE SERVICES PERMANCE UPDATE 1 APRIL 2022 – 30 SEPTEMBER 2022 (ABERDEENSHIRE PERFORMS)

A report by the Director of Environment and Infrastructure was circulated to Members providing an update on key performance and outcome indicators, demonstrating the delivery of the Council's strategic priorities in the Kincardine and Mearns Area, and allowing Members to fulfil their scrutiny role and hold Officers to account for the performance of the service.

The Committee heard from the Director of Environment and Infrastructure on areas where improvements had been demonstrated. Members asked a number of questions with regards to planning applications and associated staff shortages, tenant arrears, the average time to resolve homeless cases, the length of time to establish legal agreements and is the expectation that the new bin collection system will improve the recycling rate?

The Committee **agreed** to

- a) Consider and comment on performance made during the period 1 October – 31 March 2022; and

- b) Instruct the Director of Environment and Infrastructure Services to continue to present performance reports to the Committee on a six-monthly basis to evidence progress with the delivery of the actions set out in the Area Plan 2021 – 2022, and
- c) Provide the following comments;
 - 1. With regards to the Sheltered housing open days would like to take the opportunity to thank the team and encourage people to go and have a look,
 - 2. Suggested for future reports to have the median figures for the homelessness cases,
 - 3. Suggested that with regards to household planning applications and the associated volume of applications coming in, could the targets be amended in response to the volume received to take into account the additional workload on staff resources.
 - 4. Requested that all new staff be mentored and look at how to manage new apprentices' recruitment to help retention of all staff, and
 - 5. With regards Waste Recycling, suggested there was a need to look to get beyond the target set.

6. EDUCATION AND CHILDREN'S SERVICES MID-YEAR PERFORMANCE MONITORING REPORT – APRIL TO SEPTEMBER 2022 (COUNCIL PRIORITIES: AREA PLAN 2021-2023)

A report by the Director of Education and Children's Services was circulated to Members providing an update on the progress with key council area outcome indicators identified as provided by the Education and Children's Services Directorate.

The Committee heard from the Head of Service who outlined the purpose of the report and the details contained within. Members asked a number of questions and discussed the report.

The Committee **agreed** to

- a) Acknowledge and consider progress made during April to September 2022 toward achieving the Council Plan Priorities 2020-2022 linked to the Kincardine & Mearns Area Plan 2021-2023;
- b) Instruct the Director of Education & Children's Services to continue to present performance reports to the Area Committee on a six-monthly basis, in line with the Performance Management Framework, evidencing progress and performance with delivery of the Council Plan linked to the Kincardine & Mearns Area Plan, and

c) Provided the following comments;

1. With regards to Community Learning Development (CLD), thank the team for their most recent engagement events and wish to highlight the work CLD have carried out regarding Drugs and Alcohol programming,
2. Suggest a further look at quarterly and 6 monthly targets with regards to the number engaged currently in CLD activity, current target figure is 200 and
3. Requested further information with regards to staffing resource changes within CLD and how will this impact the Service.

7. BUSINESS SERVICES' AREA COMMITTEE PERFORMANCE INDICATOR REPORT – MID-YEAR PROGRESS UPDATE (APRIL 2022-SEPTEMBER 2022)

A report by the Director of Business Services was circulated to Members providing an update on progress in relation to Business Services performance indicators which support the Council Plan Priorities 2020-22.

Members heard from the Director of Business Services regarding the 16 indicators highlighted within the report. The Committee asked a number of questions regarding the Customer Contact Centre, with regards to waiting time of callers, staffing shortage, the type of call coming in and the reason for staff turnover. The Director advised that a variety of calls come into the contact centre, and there can be peak times when call waiting times increase, he also advised that call handler training takes considerable time, due to the nature and range of calls. Members queried the different types of customer services offered through Bot Chats, call handlers and online customer service advisor.

Members also queried the time lag before applicants can apply for Council Tax Benefit, once in receipt of a statutory benefit and queried if the amount available in the Crisis Grant Fund is set by Scottish Government.

The Committee **agreed** to;

- a) Acknowledge and consider progress made in relation to Business Services performance indicators relating to the Kincardine & Mearns Area;
- b) Instruct the Director of Business Services to continue to present reports on progress with performance indicators to the Committee on a six-monthly basis, in line with the Performance Management Framework, evidencing progress and performance supporting the Council Plan 2020-22, and
- c) Provided the following comments;

1. Suggested we look at different ways to improve the Contact Centre, to address the calls to the contact centre and the volume and length of time on the call,
2. Suggested we look at a range of ways in which to meet call enquires.
3. Suggested for reporting purposes we look at splitting Universal claimants and then non universal claimants,
4. Suggested we look at the number of assets assessed as not suitable for current use and provide an update on the current plan for these assets. Currently 37 classed as not suitable with Kincardine and Mearns,
5. Suggested a change to the recording date, date recorded from the time Universal credits is received if possible.
6. Requested a full list of assets in Kincardine and Mearns to be shared,
7. Suggested we offer a call back service to assist with the volume of calls to the Contact Centre to improve the customer experience,
8. Suggested we contact Department of Working Pensions with regards to timescales on awarding benefit and the delay this has on Council Tax Benefit claims, and
9. Suggested we look to remodel the Discretionary Housing payments, to allow payments to be paid in a timely manner..

8. FLOOD RISK MANAGEMENT (SCOTLAND) ACT 2009 – LOCAL FLOOD RISK MANAGEMENT PLAN FOR NORTH EAST LOCAL PLAN DISTRICT 2022-2023

A report by the Director of Infrastructure Services had been circulated to raise awareness and to encourage participation in the public consultation process for the prioritisation of Flood Risk Management actions in the North East Local Plan District Cycle 2 (2022-2028).

Members fully discussed the report and asked a number of questions including if the priorities were in an order or just listed just alphabetically? Could the Integrated Catchment Study for Farrochie Burn be shared widely, can financial assistance be given to fit flood doors and does Stonehaven Coastal studies include Bracken Breas?

The Committee **agreed** to

- a) Consider, comment and make recommendations to the Infrastructure Services Committee on the nationally prioritised flood risk management actions as set out in Appendix B relating to the Draft North-East Local Flood Risk Management Plan, and

b) Provide the following comments;

1. Pg 82 Marykirk/ Fettercairn – Suggest we focus on maintenance to help solve surface water issues including a regular maintenance requirement,
2. Suggested the Marykirk Lade is the crucial point, not the bund and the focus should be on maintenance,
3. Requested Community Engagement for the Farrochie Burn and stressed the importance of this,
4. Suggested we need commitment and reassurances to deliver projects, without funding how do we deliver, and the impacts of this?
5. Suggested the importance that gully maintenance work is carried out and the need to share the maintenance regime with Community Councils and through Aberdeenshire communications.
6. Suggested further work with Scottish Water concerning their sewer systems,
7. Suggested an approach to the National Farmers Union to enquire about possible land access and timing of maintenance requests on or adjacent to private land,
8. Suggested we work with the farming community, they are keen to assist, and Young Farmers assisted at previous floods, and
9. Welcomed the surface water management plan in Portlethen and suggested the Deeside Road be included.

9. ANNUAL HISTORIC ASSET MANAGEMENT PROJECT

A report by the Director Environment and Infrastructure Services was circulated detailing projects planned to be undertaken by the Historic Asset Management Project (HAMP) in the financial year 2023/2024. It also provided a summary of progress made over the past 2 years, with a list of completed projects, budget information and other relevant updates.

The Committee **agreed** to:

- a) Acknowledge and make comment to the Infrastructure Services Committee (ISC) on the annual update on the Historic Asset Management Project,
- b) Endorse the approach taken by the Historic Asset Management Project in respect of Council owned historic assets, and
- c) Provided the following comments;

1. Suggested that with regards to maintenance at Drumlithie Steeple that this should remain under review,
2. Requested that Stonehaven Harbour clock tower be looked at, as wet and damp has got into the clock and further clarity around the opening hours of the clock tower.
3. Fetteresso cemetery - can we look to do more, proactive work to assist with pest control and;
4. Suggested with regards to our priority list of works, after storm events, can we be responsive to issues after storm damage and amend the order of works.

10. AREA COMMITTEE BUDGET

A report was circulated by the Director of Environment and Infrastructure Services was circulated to Members as one application had been submitted for funding from the Kincardine and Mearns Area Committee Budget from Portlethen Town Association.

The Committee Officer outlined the report and welcomed any questions. The Committee considered and discussed the applications and **agreed** to approve the grant from the Area Committee Budget as follows:

1. Portlethen Town Association - £1,455.60

11. AREA PLAN

A report by the Director of Environment and Infrastructure Services was circulated to Members providing a mid-year update of progress made in relation to projects/actions within the Kincardine and Mearns Area Plan.

The Area Manager introduced the report and advised the Area Plan report and welcomed any comments and feedback. Members asked a number of questions regarding the updates to actions within the Area Plan.

The Committee **agreed** to;

- a) Acknowledge and consider progress made in relation to the projects/actions contained within the Kincardine and Mearns Area Plan which supports the Council Plan 2020-22,
- b) Instruct the Kincardine and Mearns Area Manager to continue to present the twice-yearly progress reports to the Committee, in line with the Corporate Performance Management Framework, and

- c) Note that the next Area Plan performance and progress report is scheduled for June 2023, and
- d) Provided the following comments;
1. Suggested further updates required to, Dunnottar school, Park Bridge, Sale of Drumoak School,
 2. Cost of living Crisis sitting at 0%, why?
 3. Suggested document requires continual updates to ensure it is a meaningful document
 4. Suggested the removal of Castle Street Wall as showing twice in the plan,
 5. "Hoping" to be onsite for the affordable housing in Ury? No confidence in the work being carried out.
 6. Suggested we are still on a journey to getting this document right
 7. Requested that with regards to Inverbervie Sports Centre to ensure that the Community Council be involved in the order of works being carried out,
 8. Suggested to be mindful of the use of abbreviations and language within the plan as this is a public document,
 9. Suggested we might need to revisit the plan as the landscape has change post Covid, review the content,
 10. Pg 142 List of facilities to be marketed, needs to be updated,
 11. Suggested the date be included when an update is added,
 12. Suggested with the Mearns Academy reconfigure, April 2023, contactors on site request assurances that this will go ahead with minor disruption to classes.
 13. Suggested further clarification on Oatyhill Bridge, demolition or repair work?
 14. Welcomed the Waste and recycling leaflets and the information contained within, and
 15. Requested further information on Mearns Academy pitch work, when will this be carried out? to be carried out this summer or next?

12. 2022 BASED SCHOOL ROLL FORECASTS

A report was issued by the Director of Education and Children's Services publishing the School Roll Forecast for all primary and secondary schools in Aberdeenshire.

The Learning Estates Team Leader introduced the reports and welcomed any questions. Members discussed the report and raised a number of queries and comments

The Committee **agreed** to

- a) Note the school roll projections for schools within Kincardine & Mearns, and
- b) Provide comments on the report for consideration by Education & Children's Services Committee;
 1. Concern with regards to Mearns Academy that, we are over utilising the building and pushing too much into the building,,
 2. Questioned where Mackie Academy sits in terms of a replacement campus, as Stonehaven residents watch other academies progress,
 3. Requested further updates on Luthermuir school and placing requests out with zone.
 4. Requested further update on Mearns Academy, will the reconfigure affect community groups usage?
 5. Requested further update on Newtonhill School and Chapelton School do we know the numbers that will be rezoned?
 6. Suggested with regards to moth balling, is it necessary to place a figure against a primary school, further consultation required when moving forward.
 7. Has rezoning been considered for all three academies within the area, and
 8. Requested further information on working capacities within academies,

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.

(A) APP/2022/0272

Planning Permission in Principle for Demolition of Existing Hotel, Restoration of Old Mill Building to form Retail Unit/Cafe, Erection of Garden Centre and Erection of 5 Dwellinghouses and Associated Parking and Road

Improvements (Part Retrospective) at The Old Mill Inn, Maryculter, AB12 5FX

(B) APP/2022/1448

Full Planning Permission for Alterations to Dwellinghouse and Formation of Ancillary Accommodation at The Old Church, Station Road, St Cyrus, DD10 0BQ

(C)APP/2022/1449

Listed Building Consent for Internal and External Alterations to Dwellinghouse at The Old Church, Station Road, St Cyrus, DD10 0BQ

14. SALE OF 16-22 ALLARDICE STREET, STONEHAVEN

An exempt report by the Director of Business Services was circulated seeking a decision on the offer placed on the sale of 16-22 Allardice Street.

The Committee discussed and **agreed** to accept a lower offer that was free of any planning conditions.

**KINCARDINE AND MEARNS AREA COMMITTEE, 29 NOVEMBER 2022
APPENDIX A**

PLANNING APPLICATIONS FOR DETERMINATION

Reference No: APP/2022/0272

Planning Permission in Principle for Demolition of Existing Hotel, Restoration of Old Mill Building to form Retail Unit/Cafe, Erection of Garden Centre and Erection of 5 Dwellinghouses and Associated Parking and Road Improvements (Part Retrospective) at The Old Mill Inn, Maryculter, Aberdeen, AB12 5FX

Applicant: Mr Victor Sang, Michael French & Audrey Sang, The Old Mill Inn, South Deeside Road, Kirkton Of Maryculter, Aberdeenshire, AB12 5FX

Agent: McLaren, Murdoch & Hamilton, 229 Balgreen Road, Edinburgh, EH11 2RZ

A report by the Director of Environment and Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as the application is recommended for refusal but in the professional opinion of the Head of Planning and Economy there has been a substantial body of support for the development.

The Chair advised Members that a request to speak had been submitted from the agent, Mr Michael Hastie. The Committee **agreed** to hear the request to speak.

The Senior Planner introduced the report and advised the Planning Service recognised the drivers behind the proposals presented. The applicants, having accepted that the site cannot move forward with the established site use, have clearly given consideration to possible alternative site uses that would be appropriate to the site in the context of the flooding history and likely impact of future flooding events. It was however apparent that this is only one of the key considerations in this instance given the sites prominent location adjacent to a busy commuter and tourist route within the Aberdeen Greenbelt.

Members heard that the scale of development proposed in relation to the garden centre, would attract a significant number of visitors to the site. Environment and Infrastructure Services (Roads Development) are not satisfied that suitable sustainable means of accessing the site beyond the use of private vehicles is available in the locality. In addition, the proposed housing would require a safe and convenient route for accessing school. It had not been adequately demonstrated that this could be achieved. The proposal was not therefore considered to be well connected to create well connected places that promote intermodal shifts and active travel as required by Policy P1 Layout, siting and design nor well related to existing development as per the requirements of Policy RD1 Providing suitable services

The Senior Planner outlined that whilst the Planning Service continues to support the principle of redevelopment of this site, this must also be adequately demonstrated to be achievable without harming the character of the area or creating additional amenity impacts as a result of the proposals. Fundamentally, as a result of the scale of development proposed, which has not been adequately justified, the Planning Service considered that the proposals would result in overdevelopment of this greenbelt site which would also be to the detriment of the C(s) Listed Old Mill and wider character of the greenbelt. The principle of development cannot therefore be accepted in this instance.

Members heard that whilst being potentially sustainable in principle, the proposed scale of development and site limitations resulting from on-site flooding would result in a layout of the proposals that had a significant and demonstrable impact upon the setting of the highlighted listed building, character of the greenbelt and woodland character of the site which were considered to outweigh the benefits of the proposal

The Committee **agreed** to defer for a site visit for the following reasons, familiarisation with layout of site; potential for redevelopment of site; and a better understanding of the site in respect of flooding concerns.

Reference No: APP/2022/1448 & APP/2022/1449

Full Planning Permission and Listed Building Consent For Alterations to Dwellinghouse and Formation of Ancillary Accommodation at The Old Church, Station Road, St Cyrus, Montrose, DD10 0BQ

Applicant: Miss D Beveridge & Miss D Millar

Agent: Brunton Design

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 is an unresolved objection from a consultee.

The Senior Planner introduced the report and advised that the proposal to alter this Category C Listed Building, respects the character of the original building. Despite the objection from Environment and Infrastructure Services (Environment Team – Built Heritage) it was the opinion of the Planning Service, that the methods indicated together with the materials proposed paid close regard to the qualities of the building, and the special features of architectural interest which it possesses. The proposals are therefore considered to comply with Policies P3 and HE1 of the Aberdeenshire Local Development Plan (2017), together with the Historic Environment Policy for Scotland.

The policies contained in the Local Development Plan 2017 remain compliant with the principles of sustainable development as guided by the Scottish Planning Policy (SPP) and therefore provide an appropriate basis for the determination of this application. The proposal supports good design and the six qualities of successful

places and therefore contributes towards sustainable development. In assessing the proposed development against the wider policies of SPP and the LDP 2017 and any other material considerations, there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal. As such, the application was recommended for approval

The Committee discussed the application and **agreed** to **GRANT** Full Planning Permission and Listed Building Consent For Alterations to Dwellinghouse and Formation of Ancillary Accommodation at The Old Church, Station Road, St Cyrus, Montrose, DD10 0BQ
subject to the following conditions:-

APP/2022/1448

1. In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended) this planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development is begun within that period.

Reason: Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No works in connection with the development hereby approved shall commence unless details including a sample of the roofing material to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

3. No windows hereby approved shall be installed unless full details of the proposed windows have been submitted to and approved in writing by the planning authority. The details shall include elevational and sectional drawings at a sufficient scale e.g. 1:5/1:10/1:20 to show the proposed new window detailing; dimensions, glazing patterns, finishing, ventilation and opening methods. Thereafter, the windows shall be installed in accordance with the approved details.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

4. No works in connection with the proposed repointing of the building hereby approved shall commence unless a detailed analysis of the existing lime mortar used on the existing building has been submitted to and approved in writing by the planning authority. The analysis shall provide sufficient details so that it can be used to provide advice on a match for any new lime mortar specification to be used in the proposal and should include lime strength, lime/aggregate mix ratio and aggregate grading and characterisation.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

5. The flue hereby approved shall not be installed until details of the external finish of the flue have been submitted and approved in writing by the Planning Authority. For the avoidance of doubt the flue shall be a dark colour in a matt finish. The flue shall not be brought into use unless the external finish has been applied in accordance with the approved details.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

6. The residential annex hereby approved shall be used only for purposes incidental to the enjoyment of The Old Church as a dwellinghouse. No separate curtilage shall be formed and the residential annex shall at no time be used as an independent dwellinghouse without the express grant of planning permission from the planning authority.

Reason: The relationship between the residential annex and the main dwellinghouse within the site is such that the residential amenities of the occupants of both would be adversely affected by the creation of an independent residential unit in addition to the main dwellinghouse.

APP/2022/1449

1. No works in connection with the development hereby approved shall commence unless details including a sample of the roofing material to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied unless the external finish has been applied in accordance with the approved details.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

2. No windows hereby approved shall be installed unless full details of the proposed windows have been submitted to and approved in writing by the planning authority. The details shall include elevational and sectional drawings at a sufficient scale eg 1:5/1:10/1:20 to show the proposed new window detailing; dimensions, glazing patterns, finishing, ventilation and opening methods. Thereafter, the windows shall be installed in accordance with the approved details.

Reason: In order to safeguard the special architectural character and historic interest of this listed building

3. No works in connection with the proposed repointing of the building hereby approved shall commence unless a detailed analysis of the existing lime mortar used on the existing building has been submitted to and approved in writing by the planning authority. The analysis shall provide sufficient details

so that it can be used to provide advice on a match for any new lime mortar specification to be used in the proposal and should include lime strength, lime/aggregate mix ratio and aggregate grading and characterisation.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

4. The flue hereby approved shall not be installed until details of the external finish of the flue have been submitted and approved in writing by the Planning Authority. For the avoidance of doubt the flue shall be a dark colour in a matt finish. The flue shall not be brought into use unless the external finish has been applied in accordance with the approved details.

Reason: In order to safeguard the special architectural character and historic interest of this listed building.

Reason for Decision

APP/2022/1448 and APP/1449 - The Planning Authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017 and Scottish Planning Policy. The layout, siting and design is considered acceptable without impacting on the character or integrity of the listed building in line with Policy P3: Infill and Householder Developments within Settlements (including home and work proposals) and Policy HE1: Protecting Historic Buildings, Sites and Monuments.

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 accords with the Scottish Planning Policy principles of sustainable development. This carries significant material weight lending itself to an approval.

In assessing the proposed development there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.