



Delegated Banff & Buchan Applications

Decisions Issued from 01 November 2006 to 30 November 2006

Ward No 01 - Durn

Date of Permission 15/11/2006

APP/2006/2371

Mr & Mrs J Birtwistle

Outline Planning Permission for Erection of Dwellinghouse at Land At Lower Begburn Cornhill Banff

Granted Subject to Conditions

- 1 Approval of the details of the siting, design, external appearance of any building, the means of access thereto, and the landscaping of the site (thereafter called the "reserved matters") shall be obtained from this Council as Planning Authority.
- 2 That application for approval of reserved matters shall be made to the planning authority within 3 years beginning with the date of this outline planning permission.
- 3 That the development hereby granted shall be begun on or before whichever is the latest of the following two dates:
 - (a) The expiration of five years beginning with the date of the outline planning permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matters to be approved.
- 4 That the development hereby approved shall not commence until drainage plans have been submitted to, and approved by this Council as Planning Authority and any building shall not be occupied until the drainage works have been completed in accordance with these approved plans.
- 5 5. The dwellinghouse hereby approved shall not be occupied until a minimum of 2 car parking spaces have been provided within the site.
Note: For a proposal with 4 bedrooms or more additional parking may be required. The applicant is advised to contact Transportation and Infrastructure to ascertain the level of provision needed.
- 6 That the development shall accord with the general design principles as set out in Appendix 1 (The Design of New Development in Aberdeenshire) of the Council's Statutory Aberdeenshire Local Plan for the area a copy of which is attached to this consent.
- 7 That the height of the house shall not exceed 6.5 metres.
- 8 That the roof shall be finished in natural slate or a good quality artificial slate tile, the details of which are to be agreed in writing with the Head of Planning and Building Control.
- 9 9. The junction which the proposed vehicular access forms with the public road C3L to be formed to a radii of 5 metres with the minimum width at the throat of the bellmouth so formed to be 5 metres. The area within the bellmouth and for a minimum of 5 metres from the public carriageway to be constructed in blinded hardcore (or approved alternative) and surfaced with dense bitumen macadam/asphalt.
- 10 The development shall not be occupied until lay-by is formed measuring 8 metres by 2.5 metres with 45° splays at either end along the frontage of the site.

- 11 11. That no other development in connection with the permission hereby approved shall take place and the access hereby approved shall not be brought into use unless visibility of 120 metres in both directions along the C3L public road has been provided from a point 2.4 metres measured at right angles from the existing carriageway surface along the centre line of the approved new access. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of a height exceeding 0.3 metres above adjacent carriageway level shall be permitted within the visibility splays so formed.
- 12 The development shall not be occupied until the vehicular access has been constructed in accordance with the approved plans and as detailed below:
1. The access on the approved plans shall have a gradient of not more than one in 20 over the first 5 metres.
 2. A visibility strip 2 metres wide shall be formed on either side of the proposed vehicular access along the frontage of the site and thereafter kept free of all permanent obstructions of a height exceeding 0.9 metres above adjacent highway level.
- 13 That the development hereby permitted, shall not be occupied until a space not less than 7.6 metres by 7.6 metres has been laid out within the site to enable vehicles to turn so as they may enter and leave the site in a forward gear and that this space shall thereafter be kept available for manoeuvring purposes.
- 14 That no development shall take place until there has been submitted to and approved by this Council as Planning Authority, a scheme for landscaping the development which shall include: (1) the location of any existing trees and hedgerows on the land: and (2) details of those to be retained, together with measures for their protection in the course of developing the site.
- 15 The planting, seeding or turfing, forming part of the approved landscape scheme, shall be carried out in the first planting and seeding season following the occupation of the building or completion of the building works, whichever is the sooner. Any trees or plants on the site which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development, shall be replaced in the following planting season with others of similar size and species, unless this Council as Planning Authority gives written consent to any variation of this condition.
- 16 Notwithstanding the provisions of Class 7 in Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any Order revoking or amending that Order, and unless alternative agreements are reached with the Head of Planning and Building Control, any boundary enclosures around the site (including around the dwelling) shall be comprised of either:
- (a) a natural stone dyke with traditional stone cope. This shall be provided within 6 months following occupation of the dwelling, or as otherwise agreed in writing with this Council as Planning Authority;
 - (b) a hedge comprised of a double row of broadleaf hedge plants comprising of an equal number of at least two of the following species; Beech, Hawthorn, Blackthorn or other broadleaves as may be agreed with the Head of Planning and Building Control, planted 0.5 metres apart and fully protected by wire mesh rabbit fencing. Such a hedge to be planted during the first planting season following occupation of the dwellinghouse and them fully maintained thereafter, with any dead or dying plants replaced with new plants of the same species; or
 - (c) a post of wire fence. Such a fence to be provided within 6 months following occupation of the dwellinghouse, or as otherwise agreed in writing with this Council as Planning Authority.

Full Planning Permission for Alter & Extension to Dwellinghouse, Erect Balcony, Demolish Existing Garage, Erect Garage and Formation of New Vehicular Access at 56 Eden Cottage Aird Street Portsoy Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 Prior to any development commencing precise details to a scale of 1:100 of the existing wall to be repositioned behind the required visibility splay shall be submitted to and agreed, in writing, with the Local Planning Authority. The approved details shall be those implemented.
- 3 the hereby approved wall (referred to in Condition 2) shall be fully completed prior to the first use of the access.
- 4 That no other development in connection with the permission hereby approved shall take place and the access hereby approved shall not be brought into use unless visibility of 90 metres in both directions along the public road has been provided from a point 2.4 metres measured at right angles from the existing carriageway surface along the centre line of the approved new access. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.
- 5 The first 5 metres of the approved access shall be finished in a bound and impervious surface prior to the first use of the new access.
- 6 The hereby approved development shall be finished in the following materials:-
 - (1) Off-white wet dash to the garage;
 - (2) Double leaf vertically lined timber garage doors;
 - (3) Natural Welsh slate roof to the garage;
 - (4) Conservation type roof lights,

The precise details of which shall have previously have been agreed, in writing, by the Local Planning Authority.

Ward No 01 - Durn

Date of Permission 28/11/2006

APP/2006/3815

Mr & Mrs K Weaver

Listed Building Consent for Formation of Window at Roseau Cottage Church Street Fordyce Banff

Granted Subject to Conditions

- 1 That works to implement this consent shall begin before the expiration of five years from the date of this consent.

Ward No 01 - Durn

Date of Permission 21/11/2006

APP/2006/3816

Euan Hutcheson

Reserved Matters Application for Erection of Dwellinghouse and Garage at Land Adjacent To Muirden Fordyce Banff

Granted Subject to Conditions

- 1 That application for approval of reserved matters shall be made to the planning authority within 3 years beginning with the date of this outline planning permission.

- 2 The development hereby permitted shall not be occupied until vehicular access has been constructed in accordance with the approved plans and as detailed below:
 - (a) The access on the approved plans shall not have a gradient of more than 1:20 over the first 5 metres from the edge of the carriageway.
 - (b) The access shall be fully paved for the first five metres from the edge of the carriageway.
 - (c) Off-street parking spaces for two cars shall be provided within the site and surfaced with hardstanding materials.
 - (d) A passing place measuring 10 metres by 2.5 metres with 5 metre splays to be formed along the frontage of the site and shall be constructed in accordance with Aberdeenshire Council's standards for road construction adoption.
 - (e) A suitable turning area, measuring not less than 7.6 metres by 7.6 metres shall be formed within the site to enable all vehicular movements onto or from the public road to be carried out in a forward gear.
- 3 That notwithstanding the provisions of Classes 1, 3 and 7 of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the proposed dwellinghouse shall not be altered in any way nor any building or means of enclosure erected within the curtilage of the dwellinghouse without an express grant of planning permission from the Planning Authority.
- 4 That notwithstanding details shown on the approved plan the windows shall be timber and closely resemble sash and case units, including a traditional stepped sash. A sample of the windows shall be made available to, for approval in writing, by the Planning Authority. The windows shall be installed to the satisfaction of the Planning Authority.
- 5 That notwithstanding details shown on the approved plan a sample of the proposed stone shall be made available to the Planning Authority for approval in writing prior to any development on site. The development shall be carried out in complete accordance with the approved details.

Ward No 01 - Durn

Date of Permission 15/11/2006

APP/2006/3820

Mr Alec Murray

Full Planning Permission for Alterations and Extension to Shop to Form Storage. at Portsoy Ice Cream Shop 24 Seafield Street Portsoy Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 01 - Durn

Date of Permission 15/11/2006

APP/2006/3821

Mr Alec Murray

Listed Building Consent for Alterations and Extension to Shop to Form Storage. at Portsoy Ice Cream Shop 24 Seafield Street Portsoy Banff

Granted Subject to Conditions

- 1 That works to implement this consent shall begin before the expiration of five years from the date of this consent.

Ward No 01 - Durn

Date of Permission 24/11/2006

APP/2006/3832

Mr Brian Mott

Outline Planning Permission for Demolition of Buildings and Erection of Dwellinghouse. at Site At Rear Of 52A Mid Street Cornhill Banff

Granted Subject to Conditions

- 1 That no development in connection with the planning permission hereby approved shall take place unless full details of the siting, design, external appearance and landscaping of the development and the means of access serving the development (hereinafter referred to as the "Reserved Matters") have been submitted to and approved in writing by the Planning Authority. The Reserved Matters shall include:
 - (a) A detailed levels survey of the site and cross sections showing proposed finished ground and floor levels relative to existing ground levels and a fixed datum point;
 - (b) Full details of the proposed means of disposal of foul and surface water from the development;
 - (c) A detailed phasing plan for the proposed development.
- 2 That the development hereby granted shall be begun on or before whichever is the latest of the following two dates:
 - (a) The expiration of five years beginning with the date of the outline planning permission;
 - (b) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matters to be approved.
- 3 That application for approval of reserved matters shall be made to the planning authority within 3 years beginning with the date of this outline planning permission.
- 4 The development hereby permitted shall not be occupied until vehicular access has been constructed in accordance with the approved plans and as detailed below:
Visibility splays of 2.4 metres by 35 metres shall be constructed at the vehicular access.
- 5 The new dwellinghouse shall be in accordance with Appendix 1 of the Aberdeenshire Local Plan. It shall comprise of:
A 1.5 storey design;
The roofing material shall be slate or a good quality slate look-a-like tile;
Windows shall be of timber and shall closely resemble sash and case units; and
Any chimneys shall be integral to the house and pass through the roof at the ridge line.
- 6 Concurrent with the submission of any Reserved Matters the applicant shall submit for approval in writing a scheme for the re-use of all downtakings from the building to be demolished (marked in green on the approved plan).
- 7 That notwithstanding the provisions of Class 1 of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the south, east and west elevations of the proposed dwellinghouse shall not be altered in any way without an express grant of planning permission from the Planning Authority.

Ward No 01 - Durn

Date of Permission 16/11/2006

APP/2006/3944

Mr & Mrs Wareham

Full Planning Permission for Erection of Dwellinghouse at Site 1 Rear of 24-26 Cullen Street
Portsoy Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 The development hereby permitted shall not be occupied until vehicular access has been constructed in accordance with the approved plans and as detailed below:
 - (a) The access on the approved plans shall not have a gradient of more than 1:20 over the first 5 metres from the edge of the carriageway.
 - (b) The access shall be fully paved for the first five metres from the edge of the carriageway.
 - (c) Visibility splays of 2.4 metres by 45 metres shall be constructed at the vehicular access.
- 3 Notwithstanding details shown on the approved plans a turning area measuring 4.6m x 7.6m shall be formed within the site to enable all vehicular movements onto the public road to be carried out in a forward gear. The turning area shall be retained as such in perpetuity.

- 4 Notwithstanding the details shown on the approved plans the external walls shall be finished in wet dash harl to ground level. A sample panel shall be made available for written approval by the Planning Authority. The development shall be carried out in complete accordance with the approved details.
- 5 Notwithstanding the details shown on the approved plans the proposed roofing material shall be slate or slate look-alike. Exact details and specifications of roofing materials shall be submitted to for further approval of the Planning Authority prior to the commencement of any development on site.
- 6 Notwithstanding the details shown on the approved plans the 1.8 metre timber screen fence is not approved. The approved dwellinghouse shall not be brought into use until a 1.8 metre high screening wall has been erected in the position shown on the approved plan. The wall shall be externally finished in wet dash harl to match the house. The development shall be carried out in complete accordance with the approved details and the wall shall be retained in perpetuity.
- 7 That notwithstanding the provisions of Class 7 of Schedule 1 to the Town and Country Planning (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the natural stone wall to the north of the site marked XXXX on the approved plan shall not be altered in any way without an express grant of planning permission from the Planning Authority.

Ward No 02 - Banff West & Boyndie

Date of Permission 21/11/2006

APP/2006/3319

K Thomson

Full Planning Permission for Change of Use of Open Space to Residential Garden Ground and Erection of Boundary Wall at 34 Low Shore Whitehills Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 02 - Banff West & Boyndie

Date of Permission 17/11/2006

APP/2006/3578

A J Duncan

Full Planning Permission for Erection of Agricultural Building at Culbeuchly Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 02 - Banff West & Boyndie

Date of Permission 20/11/2006

APP/2006/3593

Sandyhills Development

Full Planning Permission for Erection of Dwellinghouse at Plot 21 15 Colleonard Drive Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 That the dwellinghouse hereby approved shall not be occupied unless all of its associated means of enclosure have been provided in accordance with the approved scheme.
- 3 That prior to the occupation of the dwellinghouse it shall be connected to a public road, adopted by the Council as Highway Authority, by a carriageway constructed to bitmac base course level and a footway constructed of compacted and blinded hardcore to the written satisfaction of the Planning Authority.

- 4 That the dwellinghouse hereby approved shall not be occupied unless its lay-by driveway, parking and turning area has been provided and surfaced to a standard of not less than 100mm of bottoming and 50mm of bitmac or to such other standard or with such other hard wearing material as shall be first agreed, in writing, with the Planning Authority. No driveway shall exceed a 1:20 gradient and once provided, all parking and turning areas shall thereafter be permanently retained as such.
- 5 Prior to the occupation of the dwellinghouse hereby approved a visibility strip 2 metres wide along the frontage of the site shall be formed and thereafter kept free of all permanent obstructions exceeding 0.9 metres in height above the adjacent carriageway level.
- 6 That the development hereby permitted, shall not be occupied until a space not less than 7.6 metres by 7.6 metres has been laid out within the site to enable vehicles to turn so as they may enter and leave the site in a forward gear and that this space thereafter be kept available for manoeuvring purposes.

Ward No 03 - Banff

Date of Permission 02/11/2006

APP/2006/3329

Rev. Deacon John Woodside

Full Planning Permission for Installation of 4 No Velux Rooflights at Mount Carmel Sandyhill Road Banff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 03 - Banff

Date of Permission 22/11/2006

APP/2006/3967

Scottish Hydro Electric

Advertisement Consent for Erection of 1 no Fascia Sign and 1 no Illuminated Projecting Sign at Scottish Hydro Electric 37 Low Street Banff

Granted Subject to Conditions

- 1 That works to implement this consent shall begin before the expiration of five years from the date of this consent.
- 2 All advertisements displayed and any land used for the display of advertisements shall be maintained in clean and tidy condition to the reasonable satisfaction of the Planning Authority.
- 3 Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the Planning Authority.

Ward No 04 - Aberchirder

Date of Permission 10/11/2006

APP/2006/1557

Mr Philip Benzie

Full Planning Permission for Change of Use and Alterations to Steading to Form Dwellinghouse at Steading At Upper Johnshill Dunlugas Turriff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 That notwithstanding the provisions of Classes 1, 3 and 7 of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the proposed dwellinghouse shall not be altered in any way nor any building or means of enclosure erected within the curtilage of the dwellinghouse without an express grant of planning permission from the Planning Authority.
- 3 That notwithstanding the details on the approved drawings, the roof shall be clad with slates, walls will consist of existing granite walls, windows will be timber, and of a (mock) sash and case type, and all rainwater goods shall be cast iron or similar, that have been agreed in writing with the Planning Authority prior to development.

- 4 Within the first planting season following the commencement of development, or such other period as may have been previously agreed in writing with the Planning Authority, the hedging (consisting of a beech and hawthorn mix) shall be planted along the full length of the southern boundary of the site - excluding the access opening. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.
- 5 That the dwellinghouse hereby approved shall not be occupied unless its driveway, turning and parking area has been provided and surfaced in accordance with the details shown on the approved plans. Once provided, all parking and turning areas shall thereafter be permanently returned as such.

Ward No 04 - Aberchirder

Date of Permission 13/11/2006

APP/2006/1558

Mr Philip Benzie

Outline Planning Permission for Erection of Replacement Dwellinghouse at Upper Johnshill Dunlugas Turriff

Granted Subject to Conditions

- 1 That no development in connection with the planning permission hereby approved shall take place unless full details of the siting, design, external appearance and landscaping of the development and the means of access serving the development (hereinafter referred to as the "Reserved Matters") have been submitted to and approved in writing by the Planning Authority. The Reserved Matters shall include:
A detailed levels survey of the site and cross sections showing proposed finished ground and floor levels relative to existing ground levels and the adjacent steading building to the north.
The provision of a passing place on the frontage of this site.
- 2 That the development hereby granted shall be begun on or before whichever is the latest of the following two dates:
(a) The expiration of five years beginning with the date of the outline planning permission;
(b) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matters to be approved.
- 3 That application for approval of reserved matters shall be made to the planning authority within 3 years beginning with the date of this outline planning permission.
- 4 That the materials to be used on the proposed dwellinghouse, shall be slate roofing, and a grey wet harl on the walls, or such other materials that have been previously approved in writing with the Planning Authority.
- 5 That notwithstanding the provisions of Classes 1, 3 and 7 of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any order amending, revoking or re-enacting that Order the proposed dwellinghouse shall not be altered in any way nor any building or means of enclosure erected within the curtilage of the dwellinghouse without an express grant of planning permission from the Planning Authority.
- 6 That the development hereby approved shall not be occupied until vehicular access has been constructed in accordance with the approved plans as detailed below:
a) Off street parking spaces for two cars are provided within the site and surfaced in hardstanding materials.
b) A turning area measuring 7.6 metres by 7.6 metres shall be formed within the site to enable all vehicular movements onto the public road to be carried out in a forward gear. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Ward No 06 - Gamrie-King Edward

Date of Permission 21/11/2006

APP/2006/0645

Mr Campbell

Reserved Matters Application for Erection of Dwellinghouse at Roadside Croft Fisherie Turriff

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before whichever is the latest of the following two dates:
 - (a) The expiration of five years beginning with the date of the outline planning permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matters to be approved.
- 2 That the dwellinghouse hereby approved shall not be occupied until a water treatment system is in place and the water supply has been tested and found to be satisfactory by this Council as Planning Authority.

Ward No 06 - Gamrie-King Edward

Date of Permission 02/11/2006

APP/2006/3524

Mr & Mrs Young

Outline Planning Permission for Erection of Dwellinghouse and Garage at The Pines Crudie Banff

Granted Subject to Conditions

- 1 That no development in connection with the planning permission hereby approved shall take place unless full details of the siting, design, external appearance and landscaping of the development and the means of access serving the development (hereinafter referred to as the "Reserved Matters") have been submitted to and approved in writing by the Planning Authority. The Reserved Matters shall include:
 - (a) A detailed levels survey of the site and cross sections showing proposed finished ground and floor levels relative to existing ground levels and a fixed datum point;
 - (b) Full details of the proposed means of disposal of foul and surface water from the development;
 - (c) A detailed phasing plan for the proposed development.
- 2 That the development hereby granted shall be begun on or before whichever is the latest of the following two dates:
 - (a) The expiration of five years beginning with the date of the outline planning permission; or
 - (b) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matters to be approved.
- 3 That application for approval of reserved matters shall be made to the planning authority within 3 years beginning with the date of this outline planning permission.
- 4 The development hereby permitted shall not be occupied until vehicular access has been constructed in accordance with the approved plans and as detailed below:
 - (a) The access on the approved plans shall not have a gradient of more than 1:20 over the first 5 metres from the edge of the carriageway.
 - (b) The access shall be fully paved for the first five metres from the edge of the carriageway.
 - (c) Off street parking shall be provided within the site in accordance with Aberdeenshire Council's Car parking Standards.
 - (d) Visibility splays of 2.4 metres by 35 metres shall be constructed at the vehicular access.
 - (e) A suitable turning area, measuring 7.6 metres by 7.6 metres shall be formed within the site to enable all vehicle movements onto or from the public road to be carried out in forward gear.

- 5 That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
- (i) Existing and proposed finished ground levels relative to a fixed datum point;
 - (ii) Existing landscape features and vegetation to be retained;
 - (iii) Existing and proposed services including cables, pipelines and substations;
 - (iv) The location of new trees, shrubs, hedges, grassed areas and water features;
 - (v) A schedule of plants to comprise species, plant sizes and proposed numbers and density;
 - (vi) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment;
 - (vii) An indication of existing trees, shrubs and hedges to be removed;
 - (viii) A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Ward No 07 - Buchan North

Date of Permission 15/11/2006

APP/2006/2724 Mr Wisely

Full Planning Permission for Erection of Garage and Formation of Vehicular Access at 25 Murison Drive Rosehearty Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 The development hereby permitted shall not be occupied until vehicular access has been constructed in accordance with the approved plans and as detailed below:
 - a) The access on the approved plans shall not have a gradient of more than 1:20 over the first 5 metres from the edge of the carriageway.
 - b) The access shall be fully paved for the first five metres from the edge of the carriageway.
 - c) Visibility splays of 2.5 metres by 30 metres shall be constructed at the vehicular access.
- 3 The garage shall not be harled unless sample panels of the proposed harl have been made available to and approved in writing by the planning authority. The garage shall not be brought into use unless the harling has been applied in accordance with the approved details.
- 4 Notwithstanding the details shown on the approved plans no development will commence until a colour sample of the roofing material shall be made available to and approved in writing by the Planning Authority. The development shall be carried out in complete accordance with the approved details.
- 5 Notwithstanding details shown on the approved plans the garage door shall be vertically lined to the satisfaction of the Planning Authority.

Ward No 07 - Buchan North

Date of Permission 02/11/2006

APP/2006/3320 Mr N Taylor & Mrs W Coull

Full Planning Permission for Alterations and Extension to Dwellinghouse at 85 High Street New Abdour Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 07 - Buchan North

Date of Permission 15/11/2006

APP/2006/3638 Mr Nigel And Diane Frostwick

Full Planning Permission for Alterations and Extension to Dwellinghouse at Pittendrum Cottage By Sandhaven Fraseburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 That the extension shall not be harled unless sample panels of the proposed harl have been made available to and approved in writing by the planning authority. Unless otherwise agreed in writing by the planning authority the extension shall not be brought into use unless the harling has been applied in accordance with the approved details.
- 3 Notwithstanding the details shown on the approved plans the proposed roofing materials shall be slate or slate look-alike. Exact details and specifications of roofing materials shall be submitted to for further approval of the Planning Authority prior to the commencement of any development on site.

Ward No 07 - Buchan North

Date of Permission 23/11/2006

APP/2006/4257 Mr Taylor

Full Planning Permission for Change of Use of Hairdressers to Residential at 20 The Square Rosehearty Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 09 - Fraserburgh North

Date of Permission 08/11/2006

APP/2006/3695 Roger Development

Full Planning Permission for Proposed Dental Laboratory at 5 Albert Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 That notwithstanding the provisions of Class 8 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or any other order amending, revoking or re-enacting that Order the west facing boundary of the site shall not be altered in any way to allow vehicular access from Albert Lane without an express grant of planning permission from the Planning Authority.

Ward No 10 - Fraserburgh East

Date of Permission 21/11/2006

APP/2006/0971 Nor-Sea Foods Ltd

Full Planning Permission for Alterations and Extension to Food Production Factory at Nor-Sea Foods Ltd Factory Bath Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 10 - Fraserburgh East

Date of Permission 02/11/2006

APP/2006/3101

Cheque Centre Properties Limited

Full Planning Permission for Change of Use of Shop (Class 1) to Office (Class 2). at 10 Broad Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 10 - Fraserburgh East

Date of Permission 08/11/2006

APP/2006/4059

William Duthie

Full Planning Permission for Erection of Detached Garage at 48 King Edward Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
2. The garage hereby approved shall be fitted with a roll-aside or up-and-over door so that the door does not project onto the footway or carriageway then open or being opened.

Ward No 10 - Fraserburgh East

Date of Permission 08/11/2006

APP/2006/4060

John R Murison

Full Planning Permission for Erection of Detached Garage at 46 King Edward Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 The garage hereby approved shall be fitted with a roll-aside or up-and-over door so that the door does not project onto the footway or carriageway when open or being opened.

Ward No 10 - Fraserburgh East

Date of Permission 23/11/2006

APP/2006/4197

Mr Martin

Full Planning Permission for Erection of Detached Garage at 39 Dunara House King Edward Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 The garage shall be fitted with a roll-aside or up-and-over door so that the door does not project onto the footway or carriageway on the site frontage when open or being opened.

Ward No 10 - Fraserburgh East

Date of Permission 23/11/2006

APP/2006/4233

Balaclava Bar

Full Planning Permission for External Enclosure for Wheeled Bins & Recycling and Smoking Area at 79 Balaclava Bar Shore Street Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 11 - Fraserburgh South

Date of Permission 23/11/2006

APP/2006/4296 Mr & Mrs Patterson

Full Planning Permission for Alterations and Extension to Dwellinghouse at 10 Lewis Road Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 12 - Buchan North East

Date of Permission 02/11/2006

APP/2006/2537 Mr & Mrs D L Stewart

Full Planning Permission for Erection of Domestic Wind Turbine at East Sinclairhills Memsie Fraserburgh

Granted Subject to Conditions

- 1 That the noise level due to the operation of the wind turbine when measured at the boundary of any noise sensitive premises, will not exceed LA90 (10 minutes) = 35dB with no audible tonal component.

Ward No 12 - Buchan North East

Date of Permission 15/11/2006

APP/2006/3250 Caledonia Homes

Full Planning Permission for Erection of 16 no Dwellinghouses (Change of House Types) at Phase E Plots 64, 75, 76, 77, 78, 80-90 Greenacres Pitblae Development Pitblae Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 The development hereby permitted shall not be occupied until the vehicular accesses have been constructed in accordance with the approved plans and as indicated below:-
 1. The accesses on the approved plans shall have a gradient of not more than one in 20 over the first 5 metres.
 2. As a minimum standard the accesses shall have two parallel hard surfaced running strips not less than 500mm wide with a central gap of more than one metre.
 3. A visibility strip 2 metres wide shall be formed on either side of the proposed vehicular accesses along the frontage of the side and thereafter kept free of all permanent obstructions of a height exceeding 0.9 metres above adjacent carriageway level.
- 3 Notwithstanding the provisions of Class 7 in Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any Order revoking or amending that Order, no fences, gates, walls or other means of enclosure shall be erected, improved or altered without the consent of this Council as Planning Authority.
- 4 That no dwellinghouse hereby shall be occupied unless its driveway, turning and parking area has been provided and surfaced in a bound impervious material. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Ward No 12 - Buchan North East

Date of Permission 15/11/2006

APP/2006/3506 Mr R Taylor

Full Planning Permission for Erection of Domestic Store at Phase D Plot 62 Greenacres Pitblae Development 8 Greenbank Place Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

- 2 No development in connection with the permission hereby approved shall commence until revised site layout plans have been submitted to, and approved in writing by, the Planning Authority.

Ward No 12 - Buchan North East

Date of Permission 28/11/2006

APP/2006/4040 A Somerset & R.A. Ramsell

Full Planning Permission for Alterations and Extension to Dwellinghouse at 4 School Street Inverallochy Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.
- 2 That no development in connection with the permission hereby approved shall take place unless details of all the materials to be used in the external finish for the proposed development have been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the approved details.

Ward No 12 - Buchan North East

Date of Permission 08/11/2006

APP/2006/4142 Mr G Noble

Full Planning Permission for Erection of Conservatory at 3 Cairndenity Place Inverallochy Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.

Ward No 12 - Buchan North East

Date of Permission 23/11/2006

APP/2006/4258 Mr & Mrs Tait

Full Planning Permission for Alterations and Extension to Dwellinghouse at Percyhorner Maidenview Fraserburgh

Granted Subject to Conditions

- 1 That the development hereby granted shall be begun on or before the expiration of five years beginning with the date on which the planning permission is granted or deemed to have been granted.