

**ABERDEENSHIRE COUNCIL**  
**FORMARTINE AREA COMMITTEE**

**THE KIRK CENTRE, STATION ROAD, ELLON, 28 APRIL 2015**

**Present:** Councillors R Merson, I Davidson, A Duncan, J Gifford (Items 7 to 15), A Hendry (Items 1 to 9 and 14 to 15), P Johnston, A Norrie, G Owen, E A Robertson, C Shand and R Thomson.

**Officers:** E Brown (Area Manager, Formartine), C Robertson (Committee Officer, Formartine), M Ingram (Senior Solicitor, Legal and Governance), D Ross (Planning Team Manager, Infrastructure Services), A Ramsay (Senior Planner, Infrastructure Services), J Dawson (Area Environmental Health Officer, Infrastructure Services), D Allan (Divisional Manager of Grounds, Infrastructure Services), B Shand (Landscape Officer, Infrastructure Services), G Lee (Civil Engineering Technician, Infrastructure Services), M Watt, (Planner, Infrastructure Services), G Penman (Project Manager, Flood Management and Coastal Infrastructure, Infrastructure Services), G Dacre (Learning Estates Research and Analysis Project Officer, Education and Children's Services), and M Robertson (Commercial Development Manager, Infrastructure Services).

**PUBLIC QUESTION TIME**

No public questions had been received.

**1. DECLARATION OF MEMBERS' INTERESTS**

The committee members were asked whether they had any interests to declare under the Councillors' Code of Conduct.

Councillor Thomson declared an interest in Item 8 as a resident of Blairythan Terrace, Foveran where flood prevention works were proposed but, as he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of the item.

Councillor Merson declared an interest in Item 10 as he had attended previous meetings in relation to the Ellon Men's Shed but, as he had not been involved in a decision making capacity he did not feel this interest was clear and substantial, and he indicated that he would take part in the debate of the item. He also declared an interest in Item 11 as a Trustee of the Collieston Harbour Heritage Group but, as he did not feel this interest was clear and substantial, he indicated that he would take part in the debate of the item.

**2. RESOLUTION**

**a) 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 Equality Impact Assessment was provided, to consider its contents and take those into account when reaching its decision.

#### **b) Exempt Information**

The Committee **agreed** that under Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the meeting for Item **15** of the business on the grounds that it involved the likely disclosure of exempt information of the class described in paragraphs 9 and 10 of Part 1 of Schedule 7A of the Act.

### **3. MINUTE OF MEETING OF 24 MARCH, 2015**

The Committee had before them, and **approved** as a correct record, the minute of the meeting of 24 March, 2015, subject to the following amendments:

#### **Item 9**

Amend second bullet point to read “the section from Keithen to Red Briggs is in a worse condition”

#### **Item 12D**

Amend wording to read “The number of badminton courts had been reduced to two”

### **4. PLANNING 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 **Appendix A**.

<b>Reference</b>	<b>Description</b>	<b>Decision</b>
<b>A.</b> APP/2014/3200	Full Planning Permission for Continued Mineral Extraction and Proposed Extension Including Recycling of Imported Waste and Site Restoration at Smiddyburn Quarry, Rothienorman, Aberdeenshire	Defer
<b>B.</b> APP/2015/0280	Planning Permission in Principle for Erection of Dwellinghouse at Land At Birkwood House, Delgaty, Turriff, Aberdeenshire	Delegated Grant
<b>C.</b> APP/2015/0612	Full Planning Permission for Erection of Dwellinghouse at Land To The North Of Pitblain House, Daviot, Inverurie	Delegated Grant

### **5. LOCAL REVIEW BODY DECISION NOTICES – LRB 249, 261, 263 AND 269**

#### **A. REVIEW DECISION NOTICE, LRB 249 – PLANNING REF: APP/2014/2095 – PLOT 6, HILL OF KEIR, BALMEDIE**

There was circulated and was **noted**, Local Review Body Decision Notice 249, dated 14 April, 2015, advising of a decision to reverse the determination reviewed by it and granting Full Planning Permission.

**B. REVIEW DECISION NOTICE, LRB 261 - PLANNING REF: APP/2014/2620 – SITE AT CHAPELTON, YTHANBANK**

There was circulated and was **noted**, Local Review Body Decision Notice 261, dated 16 March, 2015, advising of a decision to agree with the determination reviewed by it and refusing Full Planning Permission in accordance with the Appointed Officer's decision.

**C. REVIEW DECISION NOTICE, LRB 263 – PLANNING REF: APP/2014/3045 – SITE AT CULTERCULLEN, UDNY STATION**

There was circulated and was **noted**, Local Review Body Decision Notice 263, dated 14 April, 2015, advising of a decision to agree with the determination reviewed by it and refusing Planning Permission in Principle in accordance with the Appointed Officer's decision.

**D. REVIEW DECISION NOTICE, LRB 269 – PLANNING REF: APP/2014/4053 – SITE AT ROADSIDE OF CRAIGIE, WHITECAIRNS**

There was circulated and was **noted**, Local Review Body Decision Notice 269, dated 14 April, 2015, advising of a decision to reverse the determination reviewed by it and granting Full Planning Permission.

**6. INFRASTRUCTURE SERVICES QUARTER 3 PERFORMANCE (OCTOBER – DECEMBER 2014) (ABERDEENSHIRE PERFORMS)**

There was circulated a report dated 11 March, 2015 by the Director of Infrastructure Services which detailed exceptions in performance monitoring that were significantly above or below performance targets.

The Planning Team Manager was in attendance and updated members on the Q4 2014/15 figures in relation to planning and building standards and how the Formartine year-end figures compared to those for Aberdeenshire.

Following discussion, the Committee:-

- (1) **acknowledged** the good performance achieved October to December 2014 (Quarter 3) for the Formartine Area identified in Appendix 1,
- (2) **noted** the measures where performance was below expectations October to December, 2014 for the Formartine Area as identified in Appendix 2 of the report,
- (3) **noted** the publication of the complete October to December, 2014 Performance Report for the Formartine Area on the Ward Pages and on the Council's website,
- (4) **instructed** the Director to continue to report, by exception, to the Area Committee quarterly on performance measures against service objectives and six monthly on progress in delivering all aspects of the Service Plan,
- (5) **instructed** officers to provide an update in relation to S06 – Environmental health, welfare and safety,
- (6) **instructed** officers to provide figures in addition to percentages, for future reports, and
- (7) **instructed** officers to provide information on how outcomes are being delivered in addition to the statistical information, for future reports.

## 7. FOVERAN BURN BRIDGES, NEWBURGH – OPTIONS FOR NORTH BRIDGE

There was circulated a report dated 8 April, 2015 by the Director of Infrastructure Services which detailed the outcome of the options appraisal for future bridge provision, crossing the Foveran Burn (North), at Newburgh.

During discussion, members asked about the Council's duty of care in relation to non-motorised bridges across Aberdeenshire; for clarification on whether the North bridge was part of a core path; for costings for the repair of the handrails only and whether this would have an impact on the predicted life expectancy of the bridge; for further information about the plinths and the impact of the scour; whether the estimated costings that had been provided reflected best value; whether a cost saving could be made by installing a new steel beams rather than repairing the current ones; whether the Council would consider accepting authorised assistance from the community; for clarification of when the Council adopted legal responsibility for the North bridge and why it was now in a poor state of repair; whether the Council proposed to allocate money towards the maintenance of the South bridge; whether, in the event of the North bridge being removed for Health & Safety reasons, there would be scope for the community replacing the bridge in the future; and should the demolition be agreed, whether the Council would consider halting this process, prior to contractual agreements being entered, should the community come forward with a viable, achievable and sustainable proposal.

After a full debate on the matter, and having considered the outcome of the options appraisal for the future bridge provision at the Foveran Burn (North) at Newburgh the Committee:-

- (1) **agreed** that Option 1 was the preferred option,
- (2) **instructed** officers to consider the South bridge when prioritising the future maintenance programme,
- (3) **instructed** officers to refresh the Newburgh Community Plan, and
- (4) **requested** that any future review of structures and bridges be presented to the Area Committee for comment, prior to submission to Infrastructure Services Committee.

## 8. FLOOD MANAGEMENT AND COAST PROTECTION PROGRAMME OF MEASURES 2015/2016

There was circulated a report dated 19 March, 2015 by the Director of Infrastructure Services which detailed the proposed flood management and coast protection programme of measures for 2015/2016.

During discussion, members asked for assurance that the allocated funding towards flooding investigation at Blairythan Terrace, Foveran was sufficient; whether there could be investigation of the stretch from Ugie Burn to the east of Ugie Way in relation to culvert capacity; and whether officers could take preventative action at the burn at the Haughs, Turriff.

Thereafter, the Committee:-

- (1) **approved** the Flood Management and Coast Protection Programme of Measures for 2015/16 as detailed in Appendix 1 to the report, as it related to the Formartine area,
- (2) **noted** the proposed expenditure on essential flood management and coastal protection measures relevant to all areas, identified and agreed by officers, as contained in Appendix 2 of the report,
- (3) **approved** the schemes on the Reserve List of Measures within the Formartine area, as detailed in Appendix 3 to the report,

- (4) **agreed** that schemes could be brought forward from the Reserve List in the order of priority given in the event of slippage, provided that their inclusion did not result in the overall expenditure exceeding the allocated budget sum,
- (5) **instructed** officers to investigate the stretch from Ugie Burn to the east of Ugie Way in relation to culvert capacity, and
- (6) **instructed** offices to consider preventative action at the burn at the Haughs, Turriff and report back to the local members in due course.

## 9. LANDSCAPE SERVICES REVENUE AND CAPITAL WORK PROGRAMME 2015/2016

There was circulated a report dated 9 April, 2015 by the Director of Infrastructure Services which detailed the proposed Landscape Services Revenue and Capital Work Programme for 2015/16.

During discussion, members asked about the replacement or repair of the play equipment that had been vandalised at Auchterellon; whether there were plans to increase the car park provision at the Haughs, Turriff; whether a site with sufficient parking had been sourced for a new cemetery in the area; for clarification on tarmac and wall repairs at Auchterless cemetery; whether consideration could be given to the repair of the goal posts and fencing at the Fyvie football pitch; for an update on the new trees and benches that had been damaged at Haddo Country Park; for clarification on whether the boardwalk renewals at Balmedie Country Park were required because repairs were not possible; and whether the service could provide a breakdown of the figures by country park in relation to non-routine maintenance.

Following debate, and having given their thanks to the staff within the service for the good works carried out in the Formartine area, the Committee:-

- (1) **approved** the Area Landscape Maintenance and Capital Programme as detailed in the appendices to the report,
- (2) **instructed** officers to consider the repair of the goal posts and the fencing adjacent to the A947 at the Fyvie football pitch, in relation to Sportsfield Maintenance,
- (3) **instructed** officers to investigate the recent damage of new trees and benches at Haddo Country Park, and
- (4) **instructed** officers to provide a breakdown of the figures by country park in relation to non-routine maintenance.

## 10. ELLON MEN'S SHED – COMMUNITY ASSET TRANSFER

There was circulated a report dated 8 April, 2015 by the Director of Communities which detailed a Community Asset Transfer proposal for the Ellon and District Men's Shed.

After consideration of the proposals and having commended the initiative, the Committee:-

- (1) **approved** the application from the Ellon and District Men's Shed for the Community Asset Transfer of the former Waste Service Workshop and associated land at the Aberdeenshire Council Depot, Hospital Road, Ellon,
- (2) **agreed** that the application should move to Stage 3 (Implementation) of the Community Asset Transfer process, and

- (3) **agreed** that the annual rent should be set at £100 per annum, which was below the commercial value.

## 11. AREA COMMITTEE BUDGET 2015/2016

With reference to the Minute of Meeting of this Committee of 24 March, 2015 (Item 5), at which the broad allocation of the Area Committee Budget for 2015-16 was agreed, there was circulated a report dated 14 April, 2015 by the Director of Communities which detailed requests for funding that had been received from local groups.

### Slains and Collieston Community Council & Collieston Harbour Heritage Group

An application had been received for funding towards the installation of two interpretation lecterns, one beside the Pier and the other in the village. A local graphic designer had offered to contribute their work of designing the graphics and text for the lecterns and community volunteers had offered to install the lecterns.

During discussion, members noted that the Community Council had significant financial reserves and questioned whether any of these monies could be available for this project or if they were committed elsewhere. Thereafter, the Committee **agreed** to **defer** consideration of the application for one cycle, pending further information on the Community Council financial reserves and commitments for such.

### Ellon and District Men's Shed

An application had been received for funding towards architect plans and engineer assessments for the conversion of the former Waste Services workshop in Ellon to a building suitable for use by the Men's Shed group.

After consideration, the Committee **agreed** to **award £4,000** to the Ellon and District Men's Shed and **requested** that the members be invited to visit the project when it was up and running.

### Oldmeldrum Sports Committee Ltd

An application had been received for funding towards kitchen equipment and tables and chairs for the newly rebuild Sports Pavilion in Oldmeldrum.

After consideration, the Committee **agreed** to **award £4,000** to the Oldmeldrum Sports Committee Ltd.

### Methlick Football Club

An application had been received for funding towards the purchase of a tractor to tow the mower for the cutting and maintenance of the park and playing area at the King George V Park in Methlick.

After consideration, the Committee **agreed** to **award £1,462** to the Methlick Football Club.

### Royal British Legion Scotland – Fyvie Branch

An application had been received towards the refurbishment of the kitchen area at the Royal British Legion building in Fyvie.

After consideration, the Committee **agreed** to **award £4,000** to the Fyvie Branch of the Royal British Legion Scotland.

## 12. STATEMENT OF OUTSTANDING BUSINESS

The Committee had before them and **noted** a report by the Formartine Area Manager, updating on matters that had previously been discussed by the Committee but remained to be resolved.

The Committee **agreed** to **request** that updates and more detail on the work taking place within Formartine communities, in relation to energy efficiency, be reported to the Committee on an ongoing basis.

## 13. EDUCATION, LEARNING AND LEISURE SERVICE QUARTERLY PERFORMANCE EXCEPTION REPORTING OCTOBER – DECEMBER 2014

There was circulated a report dated 27 March, 2015 by the Director of Education and Children's Services which detailed exceptions in performance monitoring that were significantly above or below performance targets.

During discussion, members commented that there were a high number of red markers in relation to primary schools but noted that this was an ongoing issue and progress was being made. In relation to the number of users of sports facilities, it was clarified that although the service had not met their target for quarter 3, progress had been made.

Thereafter, the Committee:-

- (1) **acknowledged** those aspects of performance achieved during October to December, 2014, highlighted as positive and referred to within paragraphs 2.3, 2.6, 2.7, 2.8, and 2.9 within the report,
- (2) **noted** the measures where performance was below expectations during October to December, 2014, referred to in paragraphs 2.6, 2.7, 2.8 and 2.9 within the report,
- (3) **noted** the publication of the complete October to December, 2014 Performance Report on Ward Pages, and
- (4) **instructed** the Director to continue to report, by exception, to Committee quarterly on performance measures against service objectives and six monthly on progress in delivering all aspects of the Service Plan and service improvement.

## 14. REPLACEMENT MARKETHILL PRIMARY SCHOOL

There was circulated a report dated 23 February, 2015 by the Director of Education and Children's Services which detailed consultation proposals for the replacement of Markethill Primary School.

After consideration, the Committee:-

- (1) **noted** the consultation proposal as detailed within the appendix to the report and that participation within the community should be encouraged, and
- (2) **agreed** to accept a further paper at the end of the consultation process in Autumn, 2015 in order to submit a recommendation as part of the decision making process.

## 15. ACQUISITION OF LAND AT MARKETHILL INDUSTRIAL ESTATE, TURRIFF AND EXTENSION TO JOINT MARKETING AGREEMENT

There was circulated a report dated 30 March, 2015 by the Director of Infrastructure Services which detailed proposals for the acquisition of land at Markethill Industrial Estate, Turriff and an extension to the joint marketing agreement.

Following discussion on the screening of and positioning of the proposed facilities, the Committee:-

- (1) **approved** the acquisition of land for a new Roads Depot and for the provision of industrial and business sites at Markethill Industrial Estate, Turriff, at the purchase price, plus Land and Buildings Transaction Tax, both as detailed within the report, and
- (2) **approved** the extension and amendment to the Joint Marketing Agreement for the current Roads Depot at Markethill Industrial Estate, Turriff.

**APPENDIX A****4A. Reference No: APP/2014/3200****Full Planning Permission - Major for Continued Mineral Extraction and Proposed Extension including Recycling of Imported Waste and Site Restoration at Smiddyburn Quarry, Rothienorman, Aberdeenshire**

**Applicant:** Mr Adam Duguid  
**Agent:** Johnson Poole & Bloomer

The Senior Planner introduced the application and thereafter members discussed the proposals. Members asked about the inert waste to be imported onto site; the proposed noise levels; the number of proposed blasts to be carried out on site; the proposals contained within the waste license; and whether a traffic assessment had been carried out. Members also discussed whether it would be useful to have a site visit but the majority decision was that this was not required.

Thereafter, the Committee **agreed** to **defer** consideration of the application for one cycle, pending further information in relation to:

- 1) The proposals contained within the waste license,
- 2) The proposed tonnage of imported inert waste into the quarry for recycling purposes and associated lorry movements, and
- 3) The number of extra lorry movements expected in association with the extension to the quarry.

**4B. Reference No: APP/2015/0280****Planning Permission in Principle for Erection of Dwellinghouse at Land at Birkwood House, Delgaty, Turriff, Aberdeenshire**

**Applicant:** Mr and Mrs J Milne  
**Agent:** Mantell Ritchie

The Senior Planner introduced the application and the Committee heard an oral representation from the applicant and agent.

After discussion, the Committee **agreed** that authority to **grant** Planning Permission in Principle should be **delegated** to the Head of Planning and Building Standards as a departure from policy, subject to conditions to be stipulated by the Planning and Building Standards Service and the conclusion of developer obligations, on the grounds that no objections had been received from statutory consultees; there was sporadic development in the area already and the proposed siting for the dwellinghouse was appropriate within the landscape; the dwellinghouse would be well screened and there would be additional planting by the applicant should the application be granted; and the development would not be detrimental to the landscape character or cause any loss of amenity.

**4C. Reference No: APP/2015/0612****Full Planning Permission for Erection of Dwellinghouse at Land to the North of Pitblain House, Daviot, Inverurie, AB51 0JB**

**Applicant:** J & J Gray  
**Agent:** Prosnag

The Senior Planner introduced the application and the Committee heard oral representations from a representative of the applicant and two objectors.

During discussion, members asked for clarification on school roll figures; what the remaining capacity was for further development within Daviot under the organic growth policy; whether a start notice had been issued for the three proposed dwellinghouses on the land adjacent, for which planning permission had previously been granted; and for clarification on whether the proposed wildlife corridor agreed as part of another planning application would be affected by this application.

After a full debate, Councillor Johnston, seconded by Councillor Shand, **moved** that the application be refused on the grounds that the application did not comply with SG Landscape 1: Landscape Character and SG LSD2: Layout, siting and design of new development, and the policy which related to organic growth had been misinterpreted.

As an **amendment**, Councillor Hendry, seconded by Councillor Duncan, **moved** that the application be approved in line with the recommendations within the report.

The members voted as follows:

For the Motion	<b>4</b>	Councillors Davidson, Johnston, Norrie and Shand.
For the Amendment	<b>6</b>	Councillors Merson, Duncan, Hendry, Owen, Robertson and Thomson.

Therefore the **amendment** was **carried to agree** that authority to **grant** Full Planning Permission should be **delegated** to the Head of Planning and Building Standards, subject to:-

- a) The conclusion of the developer obligations, and
- b) The following conditions:

1. The development shall be served in accordance with the approved drawings and the following details:

- a) The maximum gradient of the first 5m of the access must not exceed 1 in 20.
- b) Prior to occupancy of development, first 5m of access (measured from edge of road or back of footway) to be fully paved.
- c) Prior to occupancy of development, 3 Parking spaces, surfaced in hard standing materials shall be provided within the site.
- d) Prior to commencement of development, a lay-by measuring 8.0m x 2.5m with 45 degree splays to be formed on frontage of the site and the proposed vehicular access to be taken via this. Construction shall be to a standard appropriate to the location & must be agreed in advance with Roads Development.
- e) Prior to commencement of development, visibility splays measuring 2.4m by 120m on the north east approach and 2.4m by 90m on the south west approach to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
- f) Prior to occupancy of development a refuse bin uplift store area shall be constructed (behind any visibility splay) so as to be accessible for bin uplift and shall be secure enough to prevent empty bins from being windblown. Details must be submitted to Roads Development for approval.

- g) Prior to occupancy of development a suitable vehicle turning area, measuring not less than 7.6m x 7.6m, must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

2. Prior to the construction of any dwellinghouse an Energy Statement applicable to that dwellinghouse must be submitted to and approved in writing by the Planning Authority, including the following items:

- (i) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development.
- (ii) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with the Council's Supplementary Planning Guidance on Carbon Neutrality in New Developments. (In this case the development will achieve at least a Bronze Active rating under Section 7 of the Building Standards Technical Handbook).

The development shall not be occupied unless it has been carried out in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required in Scottish Planning Policy and the Council's Supplementary Planning Guidance - Carbon Neutrality in New Developments.

3. 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 landscape features and vegetation to be retained.
- ii. The location of new trees/shrubs/hedges/grassed areas, in relation to all boundaries including the west boundary.
- iii. A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- iv. The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment.
- v. An indication of existing trees, shrubs and hedges to be removed.
- vi. 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.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all

management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

4. Prior to the commencement of development, a sample, details and colour of the following elements of the proposed external finish of the development shall be submitted to and approved in writing by the Planning Authority:

- Wall finish
- Roof finish
- Granite

For the avoidance of doubt, the roof and wall details as shown on the submitted drawings are not approved.

Reason: In the interests of the appearance of the development and the visual amenities of the area, to ensure that the external finishing materials are appropriate to the character of the surrounding area.

5. That the proposed foul and surface water drainage systems shall be carried out in accordance with the approved plans. The dwellinghouse shall not be occupied unless the approved drainage system has been implemented in this form, unless otherwise agreed in writing with the Planning Authority. Following provision of the drainage system it shall thereafter be maintained by the developers or their successors in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and maintained, in the interests of the amenity of the area.

#### **Reasons for Decision**

The proposal complies with the relevant policies of the Aberdeenshire Local Development Plan 2012 and is therefore considered acceptable.