



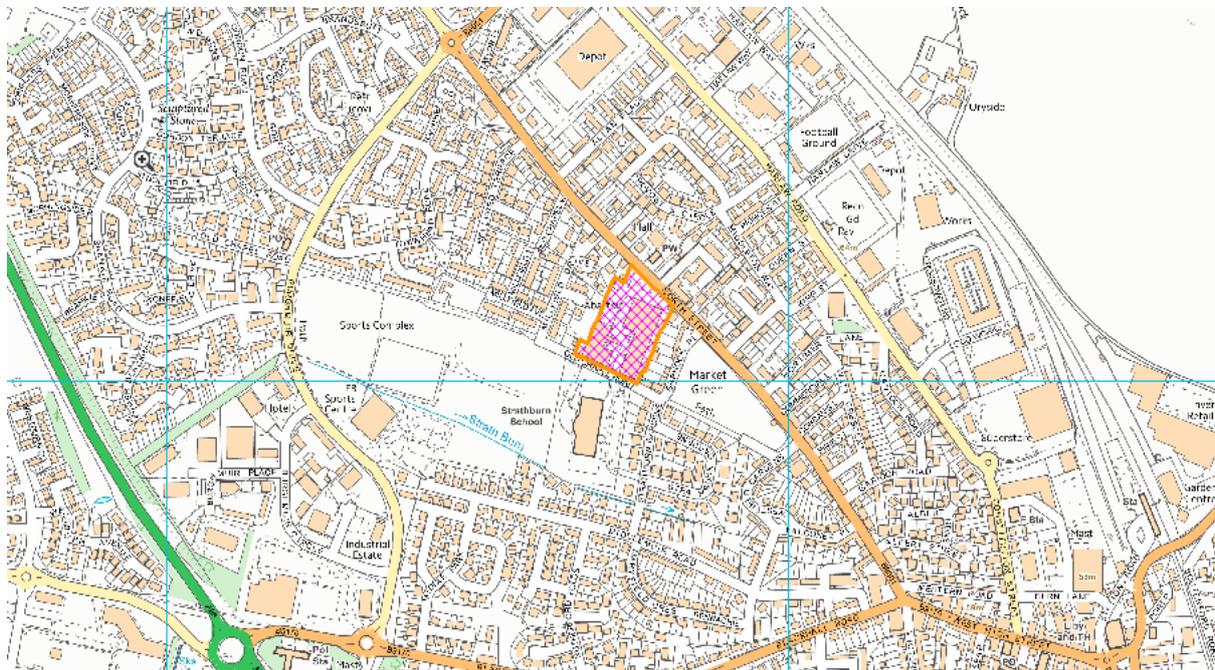
Garioch Area Committee Report – 28 August 2018

Reference No: APP/2014/2245

**Planning Permission in Principle for Demolition of Abattoir and Offices and
Erection of Residential Development at Scotbeef Inverurie Limited, North
Street, Inverurie**

Applicant: ANM Group Ltd
Agent: Halliday Fraser Munro

Grid Ref:	E:376735 N:822090
Ward No. and Name:	W11 – Inverurie and District
Application Type:	Planning Permission in Principle - Major
Representations:	4
Consultations:	2
Relevant Proposals Map	Local Development Plan
Designations:	AHMA, OP15 within Inverurie Settlement
Complies with Development Plans:	Yes
Main Recommendation:	Delegated Grant



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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.2.1 of Part 2C Planning Delegations of the Scheme of Governance as the application is for major development.
- 1.2 This report provides an update to the application that was considered at the meeting of Garioch Area Committee on 11 November 2014 (refer to Appendix 1). At the meeting the Committee agreed that authority to grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to a number of requirements set out in section 2.2 below
- 1.3 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and had no comments to make and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 Planning permission in principle is sought for the demolition of an existing abattoir and associated offices, change of use to residential and erection of a residential development. The site is located within the settlement boundary of Inverurie and Port Elphinstone and has been allocated within the Aberdeenshire Local Development Plan 2017 as OP15 for a mix of uses including 80 homes. The number of units is considered to be 70+, but as the application is for planning permission in principle these numbers are indicative.
- 2.2 At the Garioch Area Committee in November 2014 authority to grant Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to the following:
 - (a) the satisfactory conclusion of a legal agreement to secure developer obligations and affordable housing; and
 - (b) appropriate conditions.
- 2.3 A number of years have now passed since the application was supported at Garioch Area Committee and while the Heads of Terms were agreed and the Section 75 legal agreement was instructed, there has been no movement on this aspect of the application. Throughout the past four years the Council has seen the adoption of the Aberdeenshire Local Development Plan 2017 and also the removal of the ability to seek contributions towards the Strategic Transport Fund (STF). The Planning Service has also seen the submission of a Transport Assessment in June of this year and updated responses from Transportation have been sought. These material changes require the application to be referred to committee once again.

3. Representations

- 3.1 A total of 4 valid representations (2 support and 2 objections) have been received as defined in the Scheme of Governance. All issues raised were outlined in Section 3 of the original report.

4. Consultations

- 4.1 A wide range of consultations took place and are detailed on Section 4 of the original report. The proposal is unchanged therefore there is no requirement to consult on the majority of matters. Updated responses have been received from the following:
- 4.2 **Business Services (Developer Obligations)** has sent a revised assessment to the agent. It has since been confirmed that Heads of Terms for the following have been agreed:
- Affordable Housing
 - Secondary Education
 - Community Facilities
 - Sports and Recreation
 - Healthcare, and
 - Waste
- 4.3 **Infrastructure Services (Transportation)** has confirmed that the Service has reviewed the Transport Assessment, which has been assessed under local and national transport policy, sustainable accessibility and existing and future traffic conditions. Based on this the Service has concluded that it has no objection to the development subject to conditions.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

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

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

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

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Strategic Development Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting

sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2017

Policy H1 Housing Land
Policy H2 Affordable housing
Policy P1 Layout siting and design
Policy P2 Open space and access in new development
Policy P4 Hazardous developments and contaminated land
Policy RD1 Providing suitable services
Policy RD2 Developers' obligations

5.4 Other Material Considerations

None

6. Discussion

6.1 Planning permission in principle is sought for demolition of an existing abattoir and associated offices, change of use to residential and erection of a residential development. There is a recent planning history to the site and the immediate area, which are all highlighted in the original report (See Appendix 1), as are the key planning issues outlining whether the principle of development can be supported and whether the proposal complies with relevant technical requirements. The purpose of this report is only to update on material changes since the application was last reported to Area Committee.

Principle of Development

6.2 The Aberdeenshire Local Development Plan 2017 was adopted in April 2017 and this provides a new policy context in which this application must be considered. The application was previously considered to comply with the policies of the previous Local Development Plan including the principle policy, Policy 8, SG LSD4: Infill development. In terms of the principle policy under the current plan, while the development still lies within the settlement boundary of Inverurie and Port Elphinstone, it has now been allocated as OP15 and therefore would be assessed against Policy H1 Housing Land.

6.3 Policy H1 confirms that the Planning Service will support the development of housing on sites allocated for that purpose within the local development plan and as shown in the settlement statements. As this site has now been allocated for housing units, it is considered that the principle of this proposal is in full compliance with Policy H1.

6.4 There are not considered to be any other significant changes that would impact on the determination of this application or require substantially different conditions to be applied. The opportunity has been taken to review the conditions to reflect current practices and update on changes since 2014.

Transportation Issues

- 6.5 Under the previous report that was presented to Committee, it was recommended that a Transport Assessment be requested via condition. From further discussions with the Planning Service this year, it was suggested that a Transport Assessment be submitted prior to the application being referred back to Garioch Area Committee. In June 2018, a Transport Assessment was submitted and the document has been reviewed by the Transportation Service. The Service has confirmed that it is satisfied with the contents of the assessment and confirmed that the development will connect well with the local roads network as well as foot and cycle paths. The assessment also confirmed that this development is unlikely to sufficiently alter the traffic generation in the area. While the Service has no objection to the development, it has requested two conditions be attached if the application is approved.

Other Matters

- 6.6 It was recently brought to the attention of the Planning Service that some of the buildings on the site have been demolished. While this was done prior to the site obtaining planning permission it appears that the buildings removed from the site were not required for Scotbeef to operate the abattoir. It is noted that other required consents such as a Building Warrant were obtained for the works. While works on the site have now ceased, any further demolition will need to be carried out in full adherence with the conditions outlined on section 11.1 below.

Developer Obligations

- 6.7 The previous assessment highlighting the Heads of Terms for the developer obligations has now been amended to reflect the removal of the STF. All contributions required for this development have been highlighted in Section 4.2 of this report and will be required to be secured through a Section 75 legal Agreement. If members are minded to grant the development, securing the Section 75 would be carried out under delegated powers.

Conclusion

- 6.8 Based on the above considerations, the Planning Service is satisfied that the proposed development still accords with relevant policies of the Aberdeenshire Local Development Plan 2017. The application is therefore recommended for approval.

7. Area Implications

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

8. Implications and Risk

- 8.1 An equality impact assessment is not required because the grant of permission in this case does not have a differential impact on any of the protected characteristics.
- 8.2 There are no staffing and financial implications.

- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.

9. Sustainability Implications

- 9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

- 10.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 10.5 The application would not have to be referred to the Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

- 11.1 **That Members agree that authority to GRANT Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to:**

**(a) the satisfactory conclusion of a Section 75 legal agreement; and
(b) the following conditions:**

1. Details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No development shall begin on the site unless all of the details listed in this condition have been submitted to and approved in writing by the planning authority. The development shall be carried out in complete accordance with the details approved in relation to this condition.

Specified matters:

- (a) Full details of the layout and siting of the proposed development, to include provision for outdoor drying areas for all units;
- (b) Full details of the external appearance and finishing materials of the proposed development;
- (c) A landscaping scheme and tree protection plan including:
 - i. Existing landscape features and vegetation to be retained.
 - ii. The location of new trees/shrubs/hedges/grassed areas/water features.
 - 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.
- (d) 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;
- (e) Full details of the proposed means of disposal of foul and surface water from the development, including construction details for the in-line surface water filter trenches (2 no.) and Stormcell storage area arrangement;
- (f) Full details of a Street Engineering Review (SER), and a Stage 2 Quality Audit;
- (g) Full details of the proposed access to the development including visibility splays;
- (h) Full details of the proposed car parking strategy (including visitor parking);
- (i) Full details of the roads SUDS proposed and SUDS selection method demonstrating integration with site drainage impact assessment.
- (j) Details of the bin store and waste management facilities within the site. The plan must include details for the storage and collection of refuse and recycling at the household level and a centrally located Neighbourhood Glass Recycling Point. A swept path analysis for refuse vehicles shall also be submitted.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Prior to the commencement of any development or preparatory site works (other than the demolition of existing buildings) an investigation of the site shall be undertaken in accordance with BS 10175:2011 - "Investigation of Potentially Contaminated Sites - Code of Practice" and a report shall be submitted for the consideration and written approval of the planning authority.

Where it is determined by the site investigation report that remediation of the site is required an appropriate remedial scheme shall be submitted and approved in writing by the planning authority prior to the commencement of any development or preparatory site works (other

than the demolition of existing buildings). The approved scheme of remediation shall be carried out, in its entirety, before the development is occupied. Any areas of hardstanding or clean cover within the application site boundary which are used as a part of the agreed remedial scheme shall be retained as such in perpetuity. No disturbance to such areas shall take place without the further written agreement of the planning authority in consultation with Environmental Health.

Reason: To ensure any potential contamination of the site is dealt with appropriately.

3. All soft and hard landscaping proposals approved under Condition 1 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. That no works in connection with the development hereby approved shall take place unless a detailed site Ecological Management Statement has been submitted to and approved in writing by the planning authority. The scheme shall include details of proposed biodiversity enhancements to the site and be implemented in its entirety once agreed.

Reason: In the interests of enhancing biodiversity of the as part of this development.

5. Prior to the commencement of any demolition or development works on this site, a detailed site-specific Construction Method Statement (CMS) shall be submitted to and approved in writing by the planning authority in consultation with SEPA. The CMS shall include details of surface water management during construction details of all construction stage SUDS which will be employed on the site (the surface water drainage system in the immediate area discharges to the Strath Burn, and there is the potential from pollutants from the development site to enter the

water environment via this route). The off-site drains should therefore be protected during all stages of the work. Once agreed, all construction works on the site shall be carried out in accordance with the approved construction method statement.

Reason: In the interests of ensuring that surface water is appropriately dealt with during construction and no contamination of the water environment results from the development.

6. Prior to the commencement of any demolition or development works on this site, a Site Waste Management Plan (SWMP) shall be submitted for the consideration of the planning authority in consultation with SEPA.

Reason: To manage the disposal of demolition and construction waste from the site.

7. No building hereby approved shall be brought into use unless a Travel Plan has been submitted to and approved in writing by the planning authority. The Travel Plan shall encourage more sustainable means of travel and shall include mode share targets. It shall identify measures to be implemented, the system of management monitoring review, reporting and duration of the incorporated measures designed to encourage modes other than the private car. No building shall be brought into use unless the measures set out in its approved Travel Plan have been implemented in full. This Travel Plan is to be included as part of the residents "move in pack".

Reason: In the interests of encouraging a more sustainable means of travel to and from the proposed development.

8. The development shall not be occupied until such time as a surface level informal crossing be created utilising appropriate materials, between the emergency access and the footpath adjacent to Strathburn School on the desire line.

Reason: To ensure the provision and retention of a Safe Route to School and provision of traffic calming in interests of road safety.

11.2 Reason for Decision

The proposed development accords with the development plan and there are no material considerations which indicate that permission should be refused.

For noting:-

Part 2C (Planning Delegations) states at Section C.2.2 for Major Development, that following consultation with the Chair and Vice-Chair of the determining Committee for applications initially dealt with by the Area Committee, the Head of Planning and Building Standards can refuse planning applications for which Section 75 Agreements are not completed or Developer Obligations are not paid within six months from the date of the Committee at which the application is determined. Local Ward Members shall be notified of any such refusal.

Please note that this power may be exercised in respect of the application which is the subject of this report if the application is approved by the Committee.

Stephen Archer
Director of Infrastructure Services
Author: Aoife Murphy (Senior Planner)
Date: 16/07/2018



Garioch Area Committee Report – 11 November 2014

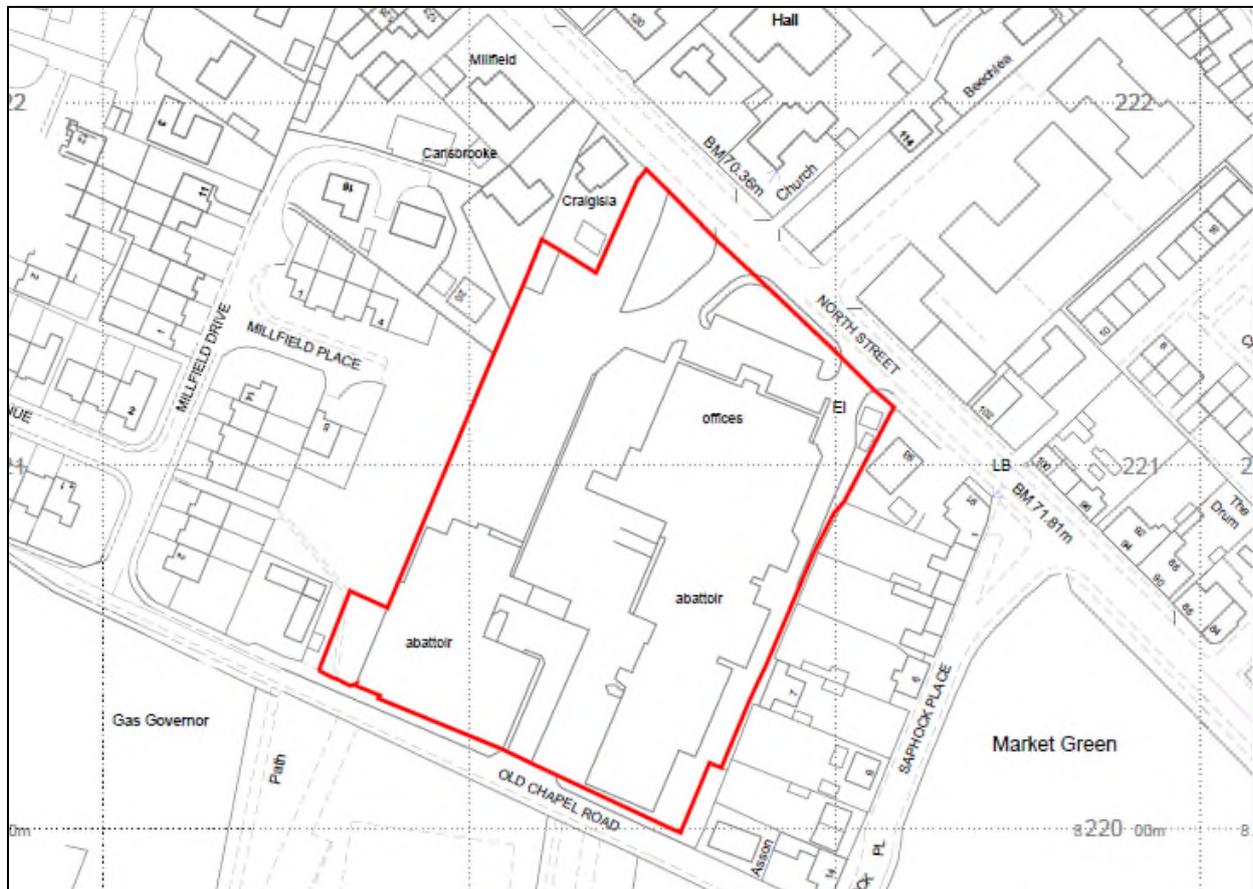
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**Planning Permission in Principle for Demolition of Abattoir and Offices and
Erection of Residential Development at Scotch Premier Meat Ltd, North Street,
Inverurie**

Applicant: ANM Group Ltd

Agent: William Lippe Architects Ltd

Grid Ref:	E:376735 N:822090
Ward No. and Name:	W11 – Inverurie and District
Application Type:	Planning Permission in Principle - Major
Representations:	4
Consultations:	13
Relevant Proposals Map	Local Development Plan
Designations:	AHMA, within Inverurie Settlement
Complies with Development Plans:	Yes
Main Recommendation:	Delegated Grant



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1. Reason for Report

- 1.1 This report relates to a planning application for Planning permission in principle for a Major Development and therefore requires to be determined by the Area Committee.

2. Background and Proposal

- 2.1 Planning permission in principle is sought for the demolition of an existing abattoir and associated offices, change of use to residential and erection of a residential development.
- 2.2 The site is located within the settlement of Inverurie, around 250m south west of the defined town centre. The site currently comprises of a two storey office block. The principal elevation is set back from North Street with car parking to the front. There are a variety steel framed sheds which form the abattoir to the rear of the site fronting onto the Old Chapel Road. Immediately north of the site is North Street across which is the B listed, Our Lady of the Immaculate Conception Roman Catholic Church which dates back to the mid 19th century. Across North Street to the north east of the site is Priory Park which comprises three blocks of modern 3 storey flats. The eastern boundary of the site is bordered by domestic garden grounds and the rear elevations of houses on Saphock Place which is a traditional terraced row of 1½ storey houses, which overlook a large area of open space referred to as Market Green. The southern boundary of the site is bordered by Old Chapel Road beyond which is Strathburn School, which is a modern low rise building. Immediately west of the site towards the southern end of the western boundary is a small grassed area which backs onto a larger area of amenity space at Millfield Drive. The northern end of the western boundary of the site is bordered by detached 2 storey and 1½ storey dwelling houses and garden ground.
- 2.3 It is proposed to demolish all the existing buildings and erect a residential development. As an 'in principle' application there is only an indicative 77 house layout for the site and this shows a mix of detached, semi-detached and terraced houses as well as three small blocks flats. Two blocks of 'L' shaped 3 storey flats would front onto North Street with parking and a further block of 2 storey flats behind. A mixture of 17, 2 storey terraced and 6, 2 storey semi-detached houses would be set around a central area of amenity space. 7 detached 1¾ storey dwellings would front onto Old Chapel Road.
- 2.4 The existing main access to the site onto North Street is shown as being retained and then continued through the proposed development in a square with two turning areas. The southern part of the access road onto Old Chapel Road is shown as being retained as an emergency access. Two pedestrian links would be created from the existing amenity land to the west along with two pedestrian accesses on the southern boundary of the site. The site will connect to mains water and sewerage, with provision also made for surface water within the site.

History

- 2.5 It is believed the site has been used as a slaughter house for around 100 years, with expansion in the 1970s and the two storey office building built in the 1990s. The site was put forward as a 'development bid' to the Local

Development Plan currently being prepared. The site was referred to as Ga046 and was indicated as an opportunity site with potential for residential, retail and business uses. The Main Issues Report asserted that the site was an 'Officers Preference' due to its central location and public transport connections. The report concluded that there are currently sufficient effective development sites in the Inverurie-Blackburn Strategic Growth Area. However it was acknowledged that development on the site could proceed without need for an allocation. Following the end of the period of consultation for the Main Issues Report the consultation responses were considered by the Garioch Area Committee in May 2014. It was agreed to allocate the site as an opportunity for a mix of uses including up to 80 dwellings in the proposed Aberdeenshire Local Development Plan 2016

- 2.6 There are several relevant planning applications relating to the site and to the surrounding area:

Application Site

- APP/2011/1941 - Extension to Slaughterhouse, Approved November, 2011

North of the site across North Street

- APP/2006/2406 - Outline Planning Permission for Erection of Dwellinghouse, Approved October 2006.
- APP/2006/3949 - Erection of 48 Flats, Approved March 2008

To the east of the site on Saphock Place

No 6 Saphock Place

- APP/2009/3630 - Erection of a detached garage, Approved December 2009

No 7 Saphock Place

- APP/2013/3561 - Alterations and Extensions to Dwelling House, Approved December 2013

- 2.7 Pre-application advice was given prior to the application being submitted. A Proposal of Application Notice was submitted in January 2014 and feedback was received from consultees. Issues such as open space, affordable housing and design were also discussed. A Pre Application Consultation Report (PAC) was submitted which provided details on the public events hosted by the applicant and how these have informed the final design solution.

Supporting Information

- 2.8 A design statement has been prepared by the agent, William Lippe Architects on behalf of the applicant ANM Group Ltd. The statement gives additional background information about the site as well as detailed justifications for the chosen design and layout.
- 2.9 A PAC report has been prepared by the agent William Lippe Architects Ltd. The report details that the pre application process and public consultation has been informed by appropriate legislation. An event was hosted to engage the local community and showcase proposals at the Inverurie Loco Works FC Social club on the 5th of March 2014. The views of opinions of those that

attended the event were recorded on feedback forms. The feedback forms were reviewed and the issues raised were collated. The report gives responses to the issues raised and concludes that as the application is for Planning Permission in Principle some of the more detailed aspects of the proposal will require to be addressed at the Matters Specified in Conditions stage of the planning process.

- 2.10 A Drainage Impact Assessment has been prepared by Ramsay and Chalmers on behalf of the applicant. The report gives details about the current site conditions and provides information on the proposed arrangements for surface water drainage and foul drainage.
- 2.11 A phase 1 Environmental Risk Assessment was carried out by EnviroCentre and concludes that several potentially significant contamination linkages at the site have been identified that require further investigation prior to the redevelopment of the site. The report recommends that a Phase 2 intrusive investigation is undertaken.

3. Representations

- 3.1 A total of 4 valid representation, 2 support and 2 objections, have been received as defined in the Scheme of Delegation. All issues raised have been considered.

Two letters of objection raise the following concerns:

- *Overdevelopment and layout and siting of new houses;*
- *Overshadowing and loss of privacy to properties on North Street and Millfield Drive;*
- *Traffic and road safety concerns;*
- *Inadequate provision of parking;*
- *Inappropriateness of proposed design;*
- *Range and mix of units;*
- *Impact on capacity of neighbouring school;*
- *Concerns about existing mains water infrastructure;*
- *Lack of provision of recycling and waste facilities.*

Two letters of support raise the following points:

- *Support for use of brownfield site;*
- *Current site use as abattoir is incompatible with surrounding residential and school uses;*
- *Improve current traffic and road safety concerns.*

4. Consultations

- 4.1 **Business Services (Developer Obligations)** has requested an on site (19 units) and financial (0.25 unit) contribution to affordable housing. As the Strathburn Primary School is expected to exceed capacity, contributions to mitigate this will be sought. Contributions will also be sought for community facilities, sports and recreational facilities, healthcare and the strategic transport fund.
- 4.2 **Housing and Social Work (Housing)** has confirmed that based on a 25% onsite provision, 19 affordable housing units will be required made up of 15

units (1-4 bed for social rent) and 4 units for Low Cost Home Ownership. The detailed mix of housing may also require provision for housing for particular needs.

- 4.3 **Infrastructure Services (Contaminated Land Unit)** initially responded with a holding objection as the phase 1 report was unsatisfactory and required additional information. Following the submission of an amended report an updated consultation response was received on the 15 October. This states that the report is now satisfactory and that conditions are added requiring a site investigation (and if necessary remediation) is carried out to the satisfaction of the Planning Authority.
- 4.4 **Infrastructure Services (Environmental Health)** does not object but has requested to be consulted in relation to further detailed planning applications for the site
- 4.5 **Infrastructure Services (Environment)** considers the proposal to be acceptable subject to the submission of an acceptable landscape plan and ecological management statement in support of a detailed application.
- 4.6 **Infrastructure Services (Flood Prevention Unit)** does not object to the proposal and is satisfied with the provisions for surface water drainage in the Drainage Impact Assessment and the level of flood risk associated with the development. It has recommended the inclusion of conditions should planning permission be granted.
- 4.7 **Infrastructure Services (Landscape Services)** has not responded,
- 4.8 **Infrastructure Services (Planning Policy)** has commented that the proposal is generally compliant with the main development plan but further consultations with Landscape Services is recommended to discuss the open space provision
- 4.9 **Infrastructure Services (Roads Development)** has reviewed the submitted information and has no objection to the proposal. It has indicated that further assessments and information will be required prior to the submission of a detailed application. It has also recommended the inclusion of a variety of standard conditions and in formatives.
- 4.10 **Infrastructure Services (Transportation)** does not object to the proposal subject to the inclusion of a condition requiring a transport assessment or statement be submitted at the detailed application stage.
- 4.11 **Infrastructure Services (Waste Management)** does not object to the application and a condition will be attached requiring a waste management scheme containing details of storage and collection of refuse and recycling on site as well as details for on site community glass recycling.
- 4.12 **Scottish Environmental Protection Agency** initially objected, but following submission of additional information this has been removed and a condition requiring a construction method statement added to a planning approval.
- 4.13 **Scottish Water** has commented that there is sufficient capacity at the Invercannie Water Treatment Works and Inverurie Waste Water Treatment

Works and the local network to service the demands of the proposed development.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

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

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

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

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Strategic Development Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2012

Policy 8: Layout, siting and design of new development
SG LSD2: Layout, siting and design of new development
SG LSD4: Infill Development
SG LSD5: Public Open Space
Policy 9: Developer Contributions
SG Developer Contributions: Waste Management requirements for new developments
Policy 14: Safeguarding of resources and areas of search
SG Safeguarding 5: Safeguarding of Employment Land

5.4 Other Material Considerations

None

6. Discussion

- 6.1 Planning permission in principle is sought for demolition of an existing abattoir and associated offices, change of use to residential and erection of a residential development with an indicative layout of 77 units. There is a recent planning history to the site and the immediate area. The key planning issues are whether the principle of development can be supported, whether the proposal complies with relevant technical requirements and developer obligations are secured.

Principle of Development

- 6.2 The application site is not an allocated site but has been used for employment purposes for a considerable period of time. Policy 14 Safeguarding of resources and areas of search, SG Safeguarding 5: Safeguarding of employment land states that development for non-employment uses on existing employment sites will only be approved subject to other policies if:
- 1) there is a constraint on the site whereby there is no reasonable prospect of it ever becoming marketable for employment development; OR
 - 2) the site is poorly located for employment uses and an alternative land use would benefit the surrounding area and community.

In either of these cases the applicant must also demonstrate that the non-employment use:

- a) will not prejudice the strategic employment land requirement; AND
 - b) would be compatible with neighbouring employment uses; AND
 - c) will respect the character and amenity of the surrounding area and is landscaped accordingly.
- 6.3 There are no specific constraints on the site, though it is acknowledged that the site is confined and there are no opportunities for expansion for the existing operation. The site is located within a residential area and in close proximity to a primary school. The site is isolated from other employment uses. It is considered that the site is poorly located for employment uses and given the nature of the industry on site the surrounding community would benefit from an alternative use. The applicant has asserted that it is the intention of the current operator of the site is to relocate their operation to Thainstone mart where land is specifically allocated for employment uses in the Aberdeenshire Local Development Plan. It is concluded that a conversion to residential use would not prejudice the strategic employment land requirement and would respect the character and amenity of the surrounding area.

Infill development

- 6.4 All new development must comply with Policy 8: Layout siting and design of new development. Applicable to this application is SG LSD2 Layout siting and design of new development and LSD4: Infill . SG LSD4: Infill Development, which states that development on sites within a settlement boundary and with no specific land use allocation would be acceptable subject to other policies if:

- The nature of the development would not erode the character or amenity of the surrounding area through over or under development; AND
- The development will not interfere significantly with the existing or proposed use of neighbouring sites, or the accessibility of future potential development areas; AND
- The development will not cause loss of a significant area of open space, allotments or woodland important to the community.

6.5 The proposed use of the site for residential purposes is considered to be compatible and in keeping with the surrounding residential area. Some concerns were raised in a letter of objection that the proposed site layout would constitute overdevelopment of the site. The application is for planning permission in principle so there is only an indicative layout at this stage. The proposed indicative layout has a mix of flatted, terrace, semi-detached and detached accommodation of a density similar to the surrounding area and appropriate to the context of the Inverurie settlement. It is considered that the indicative layout will lead to improvements in pedestrian connectivity and permeability between North Street and Old Chapel Road as well as improving connectivity to the existing amenity land to the west of the site. The development of the site will not cause the loss of any open space or woodland and will not create a barrier to further development elsewhere.

Layout, Siting and Design

6.6 The indicative layout submitted shows residential development with a range of house types from terraced properties and blocks of flats to detached dwelling houses and heights from 1½ storeys up to 3 storeys. This mix would be considered to be broadly in keeping with the variety in the area and could produce a balanced development. The indication is that the layout shows sufficient usable private garden ground as well as amenity space which will enable residents to dry clothes outside; these matters will be fully considered as part of a subsequent application.

6.7 Some concerns have been raised about potential overshadowing and overlooking especially on the north western boundary of the site to existing properties on Millfield Drive and North Street. Craigisla is a 1½ storey property that fronts onto North Street. The indicative layout shows 2 and 3 storey flats along North Street to the south east of the property. The nearest two sections of the 'L' shaped block would be 2 storey which would not be considerably higher than the existing house and would appear to be in keeping with the scale of the wider locality. The western end elevation of the proposed block of flats is only around 10m from the eastern side elevation of Craigisla. There are only two small windows on the ground floor to the southern end of the eastern elevation of Craigisla and the ground between the proposed flat is a concreted drive for the property. Given the proximity to Craigisla and the existing openings it may not be appropriate to have windows on the western elevation of the proposed block. The layout is only indicative and there are no detailed designs of the western elevation of the flat, these details will be required in further applications and it will require to be demonstrated that the proposed flats will not cause any intrusion of the privacy or amenity currently enjoyed by Craigisla and other neighbouring properties.

6.8 The proposed new flats may cause some moderate overshadowing and decrease some early morning sun to properties on the west. However, as this is a side elevation and openings are small and at ground floor level it is

unlikely that the proposed flats would have a significant impact on the amount of light getting into the property as a whole. The overshadowing would also not significantly encroach onto the rear garden area and would not affect the levels of light getting into the front or rear elevations of the property.

- 6.9 20 Millfield Drive is also located side-on, to a proposed block of 2 storey flats. At present the eastern side elevation of the property is in close proximity to a 2m high solid concrete wall, it is unclear whether there are any ground floor windows but the erection of the proposed flats would not constitute any overlooking or overshadowing at ground floor level. There is a small upper floor window to the eastern elevation of no 20, so windows to the western elevation of the proposed block, given the close proximity, could constitute overlooking may not be appropriate. The proposed block of flats is the same height as the existing house and it is therefore concluded that the proposed flats will not cause any significant overshadowing issues as their presence will not affect the levels of light coming into the rear and front elevations where the majority of the openings are.
- 6.10 93 North Street is located to the immediate east of the proposed development and it is unlikely there will be issues of overshadowing or overlooking from the indicative layout as the property is single storey and already well screened by an existing high wall and electricity substation. The majority of properties on Saphock Place are located directly onto the street meaning there is a significant distance between them and the proposed line of 2 storey terraced properties which are located around 10m from the communal boundary to the west shared with the proposed terrace of houses. No 7 Saphock street is located to the western extreme of its plot on the boundary shared with a proposed row of terraced houses. There is unlikely to be any issues of overshadowing or overlooking as the house is hard up against an existing concrete wall and on ground slightly lower than the application site. The property 'Asson' is located on the corner of Old Chapel Road and Saphock place. The indicative layout shows a row of detached 1³/₄ storey dwellings to the west of the property which are not in line with Asson and located further north, there will therefore be no issues of overshadowing or overlooking. The existing amenity ground to the west of the application site creates a buffer between the proposed development and the existing properties in Millfield Place and there should be no issues of overshadowing or overlooking to these properties. In conclusion, the indicative layout appears to show no significant overshadowing or overlooking, although a full assessment will have to be undertaken for a detailed application. At this stage, the Planning Service accepts that sufficient analysis has been undertaken to inform the layout and it is considered broadly in accordance with LSD 2: Layout, siting and design of new development.

Public Open Space

- 6.11 SG LSD 5: Public Open Space requires public open space to meet the following criteria:
- i) In the case of major developments (of 50 or more dwellings, or of 2 hectares or more industrial, commercial or retail land), it is expected that 40% of the site will be provided for open space; or the developer must demonstrate that the site is a constituent part of an approved development framework or master plan in which 40% of the overall land is provided for open space.

As highlighted above, the proposed layout is only indicative; however it would appear that it does not include the requisite 40% open space. The majority of properties have reasonable garden ground and there is some communal amenity space located centrally and around the blocks of flats. In its favour, the site is located in close proximity to two large areas of open space at Market Green to the east of the site and the playing fields to the south of the site. The proposal also improves linkages and promotes the usage of exiting amenity space at Millfied Place. Given the existing local provision of amenity space, a key consideration of the detailed application will be the overall provision and ability to meet the requirement of SG LSD5. The Landscape Section has not commented on the application but will be consulted on detailed applications submitted for the site.

Waste

6.12 Policy 9 Developer Contributions, SG Developer Contributions 4: Waste management requirements for new development states that new development will be approved subject to other policies if:

- 1) the applicant has agreed a Site Waste Management Plan for the site with Aberdeenshire Council, which details how the waste that is generated by the development will be dealt with, including what steps will be taken to reduce, re-use and recycle wastes and how any remaining wastes will be disposed of; AND
- 2) adequate space has been provided within the development to allow for the efficient and effective handling of waste arisings (information on what this should include is provided in Appendix 1).

6.13 Concerns have been raised in representations about the provision of recycling and waste facilities. The indicative site layout does not provide any details or locations for storage and collection of waste. However, the site is sufficiently large and will be a 'blank canvas' ensuring that the proposed layout will be able to accommodate facilities for the storage and collection of waste. The consultation received from Waste Management states that a waste management plan will be required to accompany any further planning applications for the site. The plan should include details of storage and collection of refuse and recycling on site and also provide details for onsite community glass recycling; this will be controlled by a planning condition.

Access and Servicing

6.14 Concerns have been raised in representations about road safety and parking issues. Infrastructure Services (Roads Development and Transportation) have both been consulted as part of the application process. Transportation does not object to the proposed change of use from employment land to a residential use but has indicated that this will require a Transport Assessment / Statement to be submitted as part of a Matters Specified in Conditions or Full Planning Application. The assessment will be required to address traffic impact, parking and sustainable transport issues. Similarly, Roads Development does not object to the proposed change of use and will require additional information to be submitted and the inclusion of standard conditions relating to visibility and provision of carparking is required.

- 6.15 New connections to the public water and foul drainage are required, and Scottish Water has confirmed that there is capacity to serve this new development.

Drainage

- 6.16 SEPA has commented that it is satisfied with the drainage impact assessment prepared by Ramsey and Chalmers. It was pointed out that no provision has been made for construction phase SUDs and a condition will therefore require to be added that a construction method statement will require to be submitted prior to work commencing on site to ensure that surface water is dealt with satisfactorily during construction.
- 6.17 The Flood Prevention Unit is satisfied with the proposal but has requested that a condition is attached requiring further details to be provided should the foul and surface water drainage not be adopted by Scottish Water.

Contaminated land and environmental health considerations

- 6.18 Contaminated Land has confirmed that the Phase 1 report carried out by EnviroCentre is satisfactory. As the report identified significant pollutant linkages onsite they have recommended that conditions are attached requiring that further investigations are carried out and if remediation is required it is carried out to the satisfaction of the Planning Authority. Infrastructure Services (Environmental Health) has no objections to the proposal and has asked to be re-consulted when MSC or full planning applications are submitted.

Developer Contributions and Affordable Housing

- 6.19 Agreement on terms for the developer obligations and affordable housing has been reached. Based on the indicative scheme of 77 units at 25%, this would deliver 19 units on site comprising 15 one to four bed homes for social rent and 4 homes for low cost home ownership. Other contributions to education and community facilities will be secured through a Section 75 agreement.

Conclusion

- 6.20 Based on the above considerations, the Planning Service is satisfied that the proposed development accords with relevant policies of the Aberdeenshire Local Development Plan. The application is therefore recommended for approval, subject to conclusion of developer obligations and affordable housing and the conditions in section 11.

7. Area Implications

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

8. Equalities and Financial Implications

- 8.1 An equality impact assessment is not required because the grant of permission in this case would not have a differential effect on the protected characteristics of anyone.

8.2 There are no financial implications arising from this report.

9. Sustainability Implications

9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

10.2 Local Development Plan Departures

None

10.3 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.

10.4 The application would not have to be referred to the Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

11. Recommendation

11.1 **That Members agree that authority to GRANT Planning Permission in Principle be delegated to the Head of Planning and Building Standards subject to:**

(a) the satisfactory conclusion of a legal agreement to secure developer obligations and affordable housing; and

(b) the following conditions:

1. Details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.

Specified matters:

- (a) Full details of the layout and siting of the proposed development, to include provision for outdoor drying areas for all units;
- (b) Full details of the external appearance and finishing materials of the proposed development;
- (c) A landscaping scheme and tree protection plan including:
 - i. Existing landscape features and vegetation to be retained.
 - ii. The location of new trees/shrubs/hedges/grassed areas/water features.

- 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.
- (d) 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;
 - (e) Full details of the proposed means of disposal of foul and surface water from the development, including construction details for the in-line surface water filter trenches (2 no.) and Stormcell storage area arrangement;
 - (f) A Transportation Assessment / Statement to the satisfaction of the Transportation Section;
 - (g) Full details of a Street Engineering Review (SER), and a Stage 2 Quality Audit;
 - (h) Full details of the proposed access to the development including visibility splays;
 - (i) Full details of the proposed car parking strategy (including visitor parking);
 - (j) Full details of the roads SUDS proposed and SUDS selection method demonstrating integration with site drainage impact assessment.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

- 2. Prior to the commencement of any development or preparatory site works (other than the demolition of existing buildings) an investigation of the site shall be undertaken in accordance with BS 10175:2011 - "Investigation of Potentially Contaminated Sites - Code of Practice" and a report shall be submitted for the consideration and written approval of the Planning Authority.

Where it is determined by the site investigation report that remediation of the site is required an appropriate remedial scheme shall be submitted and approved in writing by the Planning Authority prior to the commencement of any development or preparatory site works (other than the demolition of existing buildings) . The approved scheme of remediation shall be carried out, in its entirety, before the development is occupied. Any areas of hardstanding or clean cover within the application site boundary which are used as a part of the agreed remedial scheme shall be retained as such in perpetuity. No disturbance to such areas shall take place without the further written agreement of the planning authority in consultation with Environmental Health.

Reason: To ensure any potential contamination of the site is dealt with appropriately.

3. All soft and hard landscaping proposals approved under Condition 1 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. That no works in connection with the development hereby approved shall take place unless a detailed site ecological management statement has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of proposed biodiversity enhancements to the site and be implemented in its entirety once agreed.

Reason: In the interests of enhancing biodiversity of the as part of this development.

5. Prior to the commencement of development a detailed site-specific Construction Method Statement shall be submitted to and approved in writing by the Planning Authority in consultation with SEPA. The CMS shall include details of surface water management during construction details of all construction stage SUDS which will be employed on the site (the surface water drainage system in the immediate area discharges to the Strath Burn, and there is the potential from pollutants from the development site to enter the water environment via this route). The off-site drains should therefore be protected during all stages of the work. Once agreed, all construction works on the site shall be carried out in accordance with the approved construction method statement.

Reason: In the interests of ensuring that surface water is appropriately dealt with during construction and no contamination of the water environment results from the development.

6. That prior to the commencement or any demolition or development works on this site, a Site Waste Management Plan (SWMP) shall be

submitted for the consideration of the Planning Authority in consultation with SEPA.

Reason: To manage the disposal of demolition and construction waste from the site.

7. No development shall commence until a scheme for the storage of refuse and recycling within the application site has been submitted to, and approved in writing by, the Planning Authority. The plan must include details for the storage and collection of refuse and recycling at the household level and a centrally located Neighbourhood Glass Recycling Point. A swept path analysis for refuse vehicles shall also be submitted. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

Reason: To ensure that suitable provision is made for waste management and recycling within the development.

Stephen Archer
Director of Infrastructure Services
Hilary Wilkinson
08/10/2014

Comments for Planning Application APP/2014/2245

Application Summary

Application Number: APP/2014/2245

Address: Scotch Premier Meat Ltd North Street Inverurie Aberdeenshire AB51 4TL

Proposal: Demolition of Abattoir & Offices and Erection of Residential Development

Case Officer: Hilary Wilkinson

Customer Details

Name: Mrs Kathleen Sumner

Address: 3 Strathburn Gardens Inverurie

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would hope that consideration would be given to smaller units for those wishing to downsize from larger homes, ie bungalow type units. Too many multiple bedroom homes being built with no regard to the older population wishing to downsize.

If family units being considered, what impact would this have on Strathburn school?

Will a pelican crossing be required on Old Chapel Walk to allow safe crossing?

Will a traffic flow study need to be carried out?

Comments for Planning Application APP/2014/2245

Application Summary

Application Number: APP/2014/2245

Address: Scotch Premier Meat Ltd North Street Inverurie Aberdeenshire AB51 4TL

Proposal: Demolition of Abattoir & Offices and Erection of Residential Development

Case Officer: Hilary Wilkinson

Customer Details

Name: Mrs Sylvia Benzie

Address: 20 Millfield Drive Inverurie

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:- Keep the new houses on the same footprint and height of the existing buildings - not squashed on around the edges.

- New flats are going to be far far too close to No 20 Millfield Drive and to North Street.

-Too many houses? and 126 cars for the site - adding to traffic problems.

-Will create parking problems from Church members on a Sunday as the spaces they use at the moment will be replaced with flats.

- Pedestrian links are not necessary. What will happen to the existing boundary wall?

- Design of houses don't fit in with the area.

Craigisla
North Street
Inverurie
Aberdeenshire
AB51 4TL

Aberdeenshire Council
Planning & Building Standards
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

23rd June 2014

Dear Sirs

Planning Application North Street Inverurie Ref No APP/2014/2245

With regards to the above planning application I would like to raise the following points of concern:

- Having witnessed several accidents on North Street meters from the only entry/exit to the site I feel not enough consideration has been given to the effect the development will have on the already constrained traffic flow on North Street.
- Part of these constraints are as a result of the lack of parking already in the area, and I would be concerned that the plans do not provide for sufficient parking for the number of potential residents and visitors.
- We have already raised concerns with Aberdeenshire council regarding parking issues on North Street, specifically where parked cars have been restricting access to my private driveway. With this proposed development I would expect that this problem would become an issue 24 hours a day.
- As the development will have two and three storey blocks of flats overlooking my property I am concerned that my privacy will be compromised.
- Part of the current buildings to be demolished form current boundary walls, are there assurances in place that my property will not be affected by the development?
- I have an unused air raid shelter under my garage; can guarantees be given that the demolition and building works will not compromise the stability of this structure (including the drive and garage above it)?
- What is the expected timescale to complete work on the development i.e. how long can we expect the additional noise, traffic disruption, safety concerns, water and power disturbances to affect us?

- Would all the additional properties affect water pressure in our property?
- What provision has been made for rubbish and recycling facilities for the development?

As it currently stands I object to the planning application, until such time that I have been provided with satisfactory responses to my above noted concerns.

I look forward to your comments.



Alex Dawson



COLIN THOMPSON
CHARTERED ARCHITECT



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Aberdeenshire Council
Gordon House
Blackhall Road
Inverurie
AB51 3WA

Our ref: CT.KS
Your ref: APP/2014/2245

26 June 2014

Dear Sir/Madam

**Demolition of Abattoir and Offices and Erection of Residential
Development North Street, Inverurie, AB51 4TL**

We acknowledge receipt of our recent neighbour notification in respect of the above development.

We confirm that we are in full support of this application as it essentially provides good residential accommodation in a brownfield site which awkwardly houses the abattoir amongst existing residential accommodation. It has the further benefit of separating the development site from the Strathburn School as there is a serious clash of uses with the abattoir at one side and the primary school at the other. It has often been the case that loaded forklifts have been operating on the road whilst children have been dropped off at school.

In summary we fully support the application and would urge Aberdeenshire Council to look upon the development positively.

Yours faithfully



COLIN THOMPSON
Chartered Architect

