

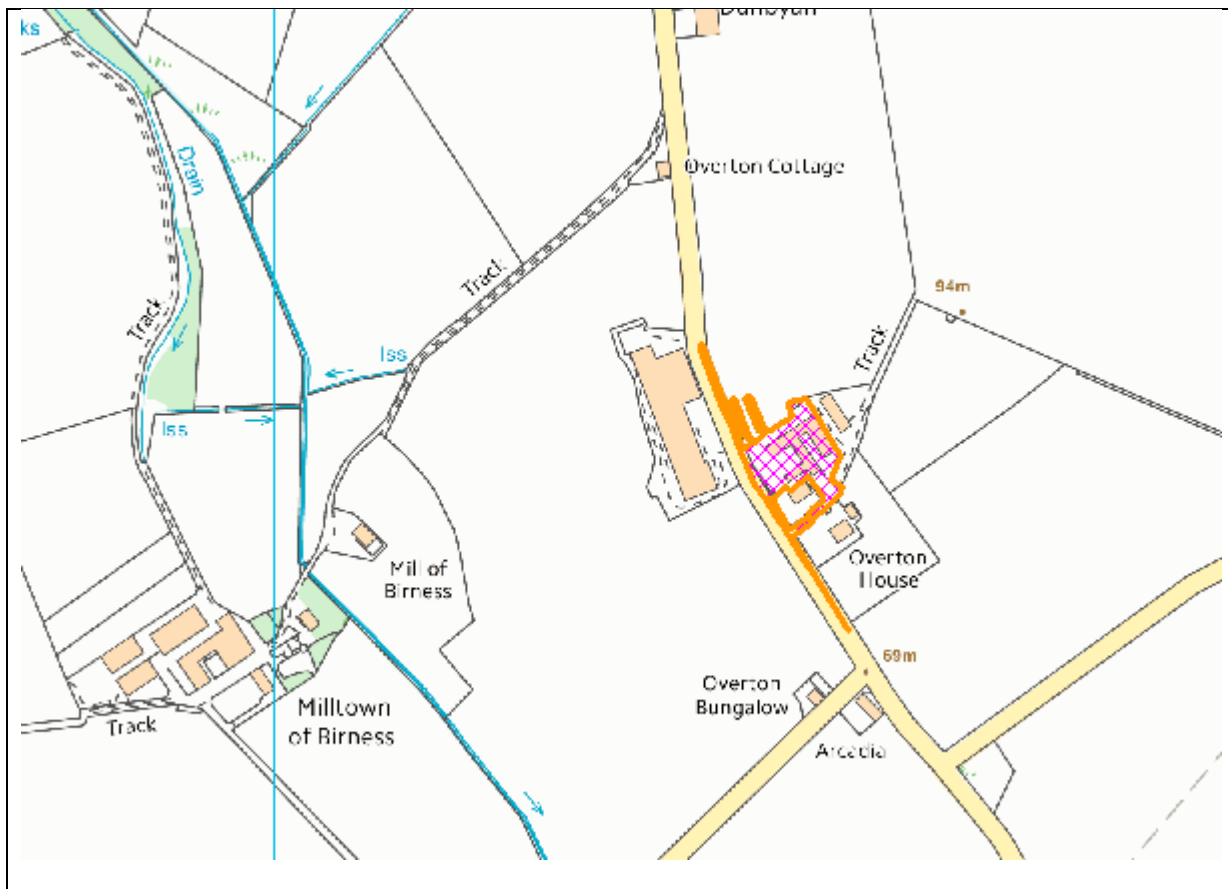
## Formartine Area Committee Report - 4 September 2018

Reference No: APP/2018/1491

**Full Planning Permission for Conversion of Steading to 3 Dwellinghouses at Overton Farm, Berefold, Ellon, Aberdeenshire, AB41 8EL**

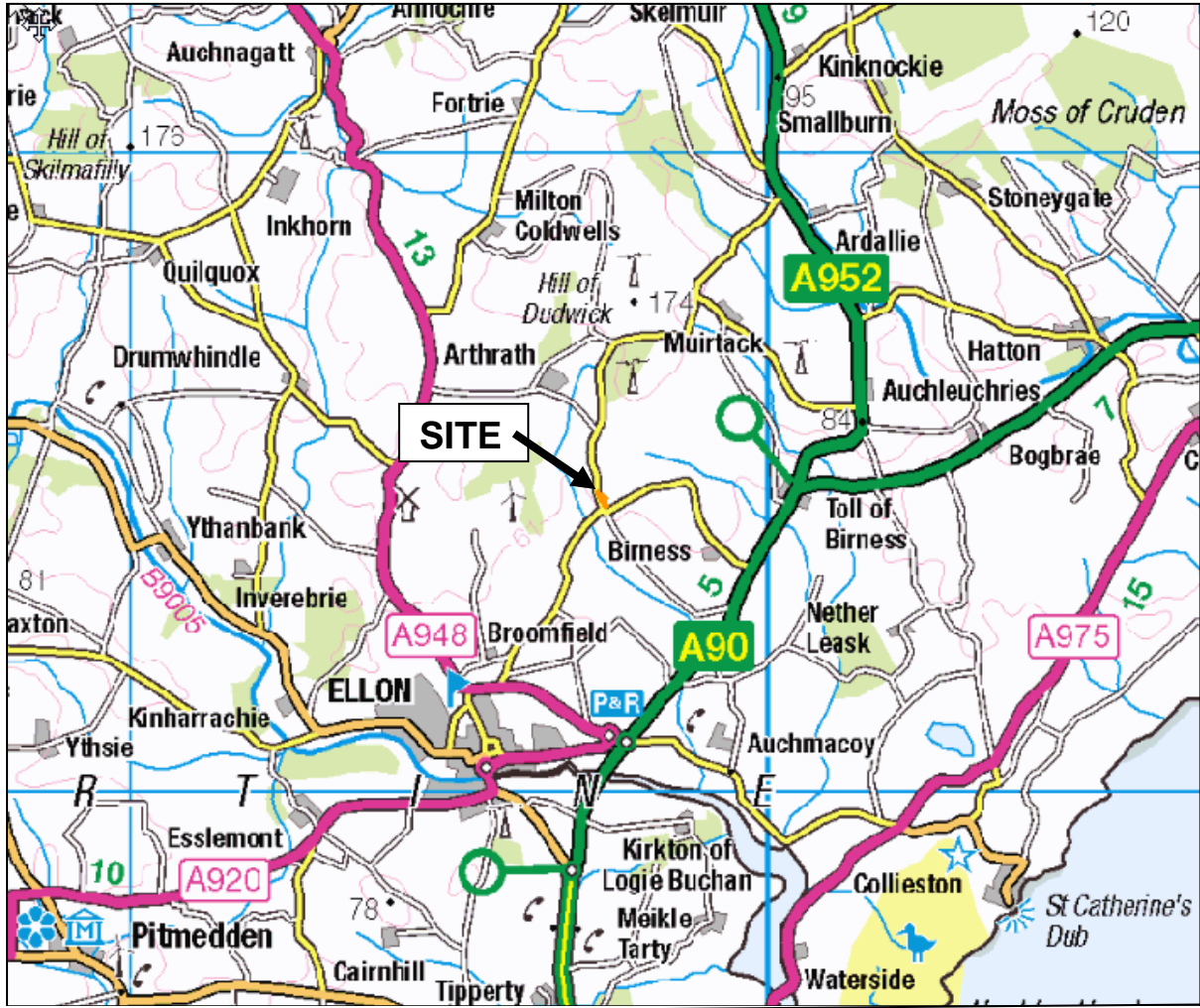
**Applicant:** George Chalmers Ltd (In Liquidation)  
**Agent:** Lippe Architects + Planners

Grid Ref:	E:397396 N:834591
Ward No. and Name:	Ellon And District
Application Type:	Full Planning Permission
Representations:	1
Consultations:	7
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	AHMA
Complies with Development Plans:	Yes
Main Recommendation:	Grant



**NOT TO SCALE**

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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.3.1g of Part 2C Planning Delegations of the Scheme of Governance as there has been an objection from the Local Community Council.
- 1.2 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 Full planning permission is sought for the sub-division and conversion of an existing steading to form three dwellinghouses at Overton Farm, Berefold, Ellon. In addition, the applicant proposes to demolish an existing agricultural shed to the rear of the site in order to facilitate the proposal. The application site comprises an existing redundant large predominantly cream rendered "U" shaped steading that is located adjacent to the public road running from the A90 (to the southeast of the site) towards Berefold. The existing steading is also located adjacent to the site occupied by the Bothy Larchbeg and north west of Overton House. The area is largely rural in character and with sporadic development of traditional farm buildings and modern housing. The site gently slopes down to the west towards the public road (See Appendix 1 for Location Plan and Appendix 2 for Site Plan).
- 2.2 Unit 1 which is located on the northern wing of the steading would be predominantly rectangular shaped. This building would be approximately 34 metres long and 5 metres wide. Unit 1 would comprise of pitched roofs that lie perpendicular to each other. The building would have large windows/patio doors on the south west elevation and an entrance and patio door along with a garage door on the north west elevation. The building would also have other smaller windows and roof lights to allow light into various rooms throughout. Unit 1 shall consist of a lounge, kitchen, family room, utility room, two bedrooms and an integrated garage for two vehicles on the ground floor with a further two bedrooms on the upper floor. The plot area of Unit 1 is approximately 0.12 hectares and shall comprise of a mixture of native planting, 1.2 metre high granite rubble walls and 1.1 metre high timber rail fencing boundary treatment throughout.
- 2.3 Unit 2 is centrally located and would also be predominantly rectangular shaped and would be located between Unit 1 and Unit 3. This building would be approximately 33 metres long and 7 metres wide. Unit 2 would comprise of pitched roof that measures approximately 5.4 metres to the ridge at the south west section. It is also proposed to lower the existing raised roof of the building to its original steading form to accommodate the proposal. The building would have large high ceiling windows/patio and entrance door on the south west elevation and smaller windows and roof lights on the north east (rear) elevation. Unit 2 shall consist of a lounge, kitchen, family room, dining

room, three bedrooms and an integrated garage for one vehicle all on the ground floor. The plot area of Unit 2 is approximately 0.12 hectares and shall comprise of a mixture of native planting, trees, 1.2 metre high granite rubble walls and 1.1 metre high timber rail fencing boundary treatment throughout.

2.4 Unit 3 is located to the south wing of the steading and would be (L) shaped with a portion of the footprint extending to the south east. This building would be approximately 23 metres long and 5 metres wide. Unit 3 would comprise of pitched roofs that lie perpendicular to each other. The roof at their highest point would measure approximately 5.7 metres to the ridge at the south-east section. It is also proposed to lower the existing raised roof of the building to its original steading form to accommodate the proposal. The building would have large windows/patio doors on the south west elevation and an entrance door and integrated garage door on the south east elevation. Dwelling 3 shall consist of a lounge, family room, dining room, kitchen, two bedrooms and an integrated garage for one vehicle all within the ground floor. The plot area of dwellinghouse 3 is approximately 0.12 Hectares and shall comprise of a mixture of native planting, trees, 1.2 metre high granite rubble walls, a 1.1 metre high timber rail fence and a 1.8 metre high timber fence (between application site and the Bothy Larachbeg) boundary treatment throughout (See Appendix 3 for Elevations).

2.5 The applicant proposes the following external finishing materials:

#### Walls

- Flush pointed, random coursed, granite stonework to match the existing.
- Synthetic finished RC stooled/seated cills
- Granite lintos
- Granite tabling and skew stones

#### Roof

- Natural slate
- Fireclay ridge tiles- buff colour

#### Doors

- Hardwood double glazed

#### Windows

- Timber framed, double glazed

#### Rainwater

- Black UPVC downpipes

2.6 The application site is predominantly a rectangular shape (approximately 5000 m<sup>2</sup>) and is bounded partially by timber fencing and low stone walls throughout. It was also noted during the site visit that the topography of the site is relatively flat with a slight slope from east to west.

2.7 The applicant proposes private drainage arrangements in the way of foul and surface water soakaway's whilst also connecting to the public water supply

network. To support the proposed drainage, the submission includes a site investigation and percolation test. Access to the site is taken from an existing public road directly to the south west of the site. Two accesses are proposed, one that facilitates Units 1 and 2 and an adjacent access that facilitates Unit 3 as well as the proposed integrated garage for Plot 2. The applicant has proposed a hard core driveway finished with granite chips, vehicle parking for 3 cars and 7.6 m x 7.6 metres turning facilities for each of the houses.

2.8 Relevant planning history includes;

- APP/2007/0222 - Conversion of Steading to form 3 Residential Units and 1 Business Units - Approved 29 August 2007
- APP/2012/2797 - Conversion of Steading to form 3 Residential Units and 1 Business Unit (78.4 sqm) - Approved 19 October 2012
- APP/2013/1391 - Replacement of Redundant Farm Buildings with 3 No. Dwellings - Approved 8 August 2013

2.9 In support of this application the applicant has provided the following reports:

- Design Statement (Dated June 2018 by Lippie Architects and Planners): The applicant's Design Statement provides information on the site history, vehicle access, services, location of the dwellings and its design ethos in relation to the Local Plan Policies as part of the justification for the proposal.
- Site Investigation Report and Percolation Test (Dated 12 June 2018 by S.A McGregor): The applicants report includes a trial pit test, percolation testing and drainage recommendations.
- Structural Report (Dated 18 June 2018 by Ramsay & Chalmers): The report includes a visual inspection with recommendations.
- Existing Photographic Survey
- BAT Survey (Dated 2018 by Black Hill Ecology) which concluded that the site is used as a roost for bats with one species being observed. The proposal would result in the destruction of two pipistrelles roost sites used by two bats. Therefore a European Protected Species licence issued by SNH is required. If pursued with suitable mitigation and compensation, it is unlikely the works would have a detrimental effect on the conservation status of the bat species concerned.
- Species Protection Plan (Dated July 2018 by Black Hill Ecology) was submitted in relation to mitigation measures to be undertaken to protect the bats in the buildings. Mitigation measures include purpose built bat boxes, removal of any bats by hand and ceasing work immediately if necessary.

2.10 There have been no variations or amendments to this application.

### **3. Representations**

3.1 A total of 1 valid representation (1 objection) has been received as defined in the Scheme of Governance. All issues raised have been considered. The letter raises the following material issues:

- *Vehicle Access issues in terms of road safety caused by the additional traffic.*
- *Worsening condition of the existing access road caused by the development.*

#### **4. Consultations**

- 4.1 **Business Services (Developer Obligations)** has advised that contributions have previously been secured for this site via a S69 Legal Agreement under APP/2007/0222 and therefore no additional contribution is required.
- 4.2 **Infrastructure Services (Archaeology)** has no objection to the proposal subject to relevant planning conditions being attached to the consent relating to a building survey being undertaken. In addition, relevant informatives are also recommended.
- 4.3 **Infrastructure Services (Environmental Health)** has advised that they have no objection to the proposal subject to a condition being added to the consent to ensure that the development is connected to the public water supply.
- 4.4 **Infrastructure Services (Roads Development)** has no objection subject to planning conditions being attached to the consent. These conditions relate to the gradient of the new access, vehicle parking, and formation of lay-by, visibility splays, refuse facilities and turning areas being implemented.
- 4.5 **Scottish Natural Heritage** has advised that based on the information currently available, and providing that all measures outlined in the bat survey report are adhered to, it is likely that the tests would be met and that a licence would be granted.
- 4.6 **Scottish Water** has no objection to the proposal. There is currently sufficient capacity in the Invercarnie Water Treatment Works and the proposed development would be serviced by Belhaven Terrace Sep Waste Water Treatment Works. The nearest waste water infrastructure is approximately 540 metres from the proposed development.
- 4.7 **Ythan Community Council** has objected to the proposal in relation to vehicle passing places and the current water supply. (See Appendix 4 for full comments).

#### **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 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 R2 Housing and employment development elsewhere in the countryside

Policy P1 Layout, siting and design

Policy E2 Landscape

Policy RD1 Providing suitable services

Policy RD2 Developers Obligations

Policy C1 Using resources in buildings

Policy E1 Natural heritage

## 5.4 Other Material Considerations

None

## 6. **Discussion**

- 6.1 The key planning issue is the principle of development, whether the conversion of the existing steading and its sub-division to create three dwellings meets the relevant criteria for rural housing development in the

countryside, as well as the impact of the proposal on the character and amenity of the area and whether the site would be adequately serviced.

*Principle*

- 6.2 Policy R2 Housing and employment development elsewhere in the countryside allows for small scale development that would involve the refurbishment or replacement, on the same site, of an existing house or disused building. Small scale is defined as up to 3 houses. This proposal is for the conversion of an existing unused and dilapidated steading and the demolition of a further agricultural building with 3 new dwellinghouses. The density and form of this proposal would be of a similar scale to the previous steading. The size of the disused steading/agricultural building and curtilage is considered large enough to accommodate 3 dwellinghouses. It is considered that the principle of development is therefore acceptable.

*Layout, siting and design*

- 6.3 Policy P1 is also a consideration in the determination of this proposal. This policy requires that the design, scale and character of the dwellinghouses respects the surrounding area.
- 6.4 Given this application is for a conversion, the layout and siting of the proposed houses are located on the footprint of the existing steading and therefore the proposal does not detract from the current built pattern and surrounding buildings. Therefore, the proposed houses would sit well within the site and surrounding landscape with adequate space for parking and turning throughout each plot. In addition, the plans indicate that the dwellings would each have sufficient garden ground amenity space of approximately 300-400m<sup>2</sup> which is considered more than adequate in terms of private ground amenity space. As such, the Planning Service are content that the proposed layout and siting are acceptable and comply with Policy P1 of the Local Development Plan.
- 6.5 The proposed design of the dwellinghouses would seek to retain the style of the existing building and shall use granite stonework to match the original steading which has since underwent major modifications to incorporate dry dash render. The applicant proposes to remove the existing raised block walls and reinstate the vernacular buildings to their traditional structure and use granite stonework as the exterior material. In addition, the applicant proposes to demolish a farm building to the rear of the site in order to accommodate private residential garden space for the occupants. The plans also show that the roof height on some sections of the existing building are to be lowered in order to maintain a uniform ridgeline throughout the three dwellings. The materials are appropriate for the rural setting and offers a welcomed design that respects the original character of the building and the surrounding rural area. As such, the materials are appropriate and respect the traditional rural setting.



- 6.6 In addition, given the location of the dwellings and distance to adjacent properties there is no concern with regards to privacy or overshadowing. The proposed dining room window of Unit 3 looks directly onto an existing 1.8 metre high timber fence that forms part of the dwelling to the south (The Bothy Larachbeg) and therefore there will be no issues in terms of overlooking. Given there are no other houses within the immediate vicinity, there are no issues in terms of overlooking to other properties or buildings. In terms of overshadowing, given the distance and height of the proposal in relation to the neighbouring property there would be no difference to what exists at present and therefore it is considered that the dwelling would not cause any issues. It is considered that the proposal is a welcomed addition to the surrounding area in terms of layout, siting and design and would upgrade an existing dilapidated building and therefore complies with Policy P1 and E2 Landscape.

#### *Levels and Landscaping*

- 6.7 The topography of the site is relatively flat with a slight slope from east to west at the adjacent public road. The applicant has highlighted existing and proposed floor levels ranging from approximately FFL (Finished Floor Level) 17.4 metres to the east of the site and lowering slightly to FFL 14.3 metres at the area to the west of the site. It is considered that the proposal would therefore sit comfortably with the character of the wider landscape. The proposed landscaping includes a mixture of 1.2 metre high granite rubble walls and 1.1 metre high timber rail fencing throughout in order to sub-divide the gardens as well as provide necessary screening where appropriate. In addition, the proposal seeks to retain sections of the existing boundary treatment including a 1.8 metre high boundary fence between the applicant site and the adjacent dwelling to the south (The Bothy Larachbeg). Other landscaping features include concrete slabbed walkways, granite chipped driveways and turning areas as well as native planting at the borders throughout and trees to provide screening at the eastern boundary of the site. Overall, taking into account the layout, siting and design and levels/landscaping, it is considered that the proposal complies with Policy P1.

#### *Infrastructure*

- 6.8 The proposed private drainage system submitted along with the percolation test and drawings confirms that the drainage infrastructure can be provided and is considered acceptable, however there is nearby public drainage infrastructure. The applicant/agent has been contacted to ask why the proposed development is not connecting to the public system. Subsequently, a letter of objection raised the issue concerning the existing water capacity for the site and its impact on surrounding area. Subsequently, following consultation with Scottish Water, it has been advised that there is currently sufficient capacity in the Invercarnie Water Treatment Works and therefore they have no objection to the proposal. Taking this into account it is considered that the proposal complies with Policy RD1.
- 6.9 Access to the site is taken from an existing public road directly to the south west of the site. Two accesses are proposed, one that facilitates Units 1 and

2 and an adjacent access to the south that facilitates Unit 3 as well as the proposed integrated garage for Unit 2. In terms of the letter of representation, Roads Development has been consulted and have no objection to the proposal subject to the addition of planning conditions to be added to the consent. One of the stipulated conditions relates to the implementation of vehicle passing places as part of the proposal to make the road suitable to accommodate additional traffic resulting from developments approved within Berefold area. The location of passing places will be reviewed and approved if acceptable by the Roads Service prior to the development commencing or occupation of the houses. The Planning Service is therefore satisfied that this can be controlled satisfactorily and to relevant Roads standards. The proposal therefore complies with Policy RD1 of the Local Development Plan.

- 6.10 Developer Obligations has also confirmed that no contribution is required in this instance and therefore the application complies with Policy RD 2. Furthermore, should this application be approved, a condition would be attached for the submission of an Energy Statement in order to ensure the development complies with Policy C1.
- 6.11 As outlined in section 2, a Bat Survey has been submitted which advises that bats roosts have been found in the building. Mitigation measures have been recommended which are considered acceptable and SNH have also advised that a licence would be required and is likely to be granted. As such, it is considered that the development does not conflict with Policy E1.
- 6.12 Overall, the proposal is considered acceptable in principle under Policy R2 in that three dwellinghouses are deemed small scale development which would involve the refurbishment or replacement, on the same site, of an existing house or disused building. In addition, the development is considered appropriate in terms of layout, siting and design under Policy P1 and is also compliant with other relevant policies within the Aberdeenshire Local Development Plan 2017. The proposal is therefore recommended for approval subject to conditions.

## **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 Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with 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 the 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 Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

## **11. Recommendation**

### **11.1 GRANT subject to the following conditions:-**

01. No individual dwellinghouse hereby approved shall be erected unless an Energy Statement applicable to that dwellinghouse has been submitted to and approved in writing by the Planning Authority. The Energy Statement shall include the following items:
- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
  - b) 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

The development shall not be occupied unless it has been constructed 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 Policy C1 of the Aberdeenshire Local Development Plan 2017.

02. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the Planning Authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

03. No dwellinghouse hereby approved shall be occupied unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans and the Ground Assessment and Drainage Recommendation Report by S.A McGregor dated 12 June 2018. The foul and surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

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

04. The development shall be served in accordance with the approved drawings and the following details:
- a) The gradient shall not exceed 1:20 over the first 5 metres.
  - b) Prior to occupancy of development, the first 5m of access (measured from edge of road or back of footway) shall be fully paved.
  - c) Prior to occupancy of development, off-street parking for a minimum of 7 cars, surfaced in hard standing materials must be provided within the site.
  - d) Prior to occupancy of the development, 7 Parking spaces, surfaced in hard standing materials shall be provided within the site in accordance with the Council's Car Parking Standards.
  - e) Prior to commencement of development, a lay-by measuring 8.0m x 2.5m with 45° splays shall be formed on frontage of the site & 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.
  - f) Prior to commencement of development, Visibility Splays, measuring 2.4m by 90m shall 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.
  - g) 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 & shall be secure enough to prevent empty bins from being wind blown. Details must be submitted to Roads Development for approval.

- h) 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.

- 05. No works in connection with the development hereby approved shall commence unless a Level 1 archaeological standing building survey of the extant buildings and structures on the application site has been undertaken and has been submitted to and approved in writing by the Planning Authority. The standing building survey shall not be undertaken unless its scope has been approved in writing by the Planning Authority. The survey must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the building is made for inclusion in the National Record of the Historic Environment and in the local Sites and Monuments Record.

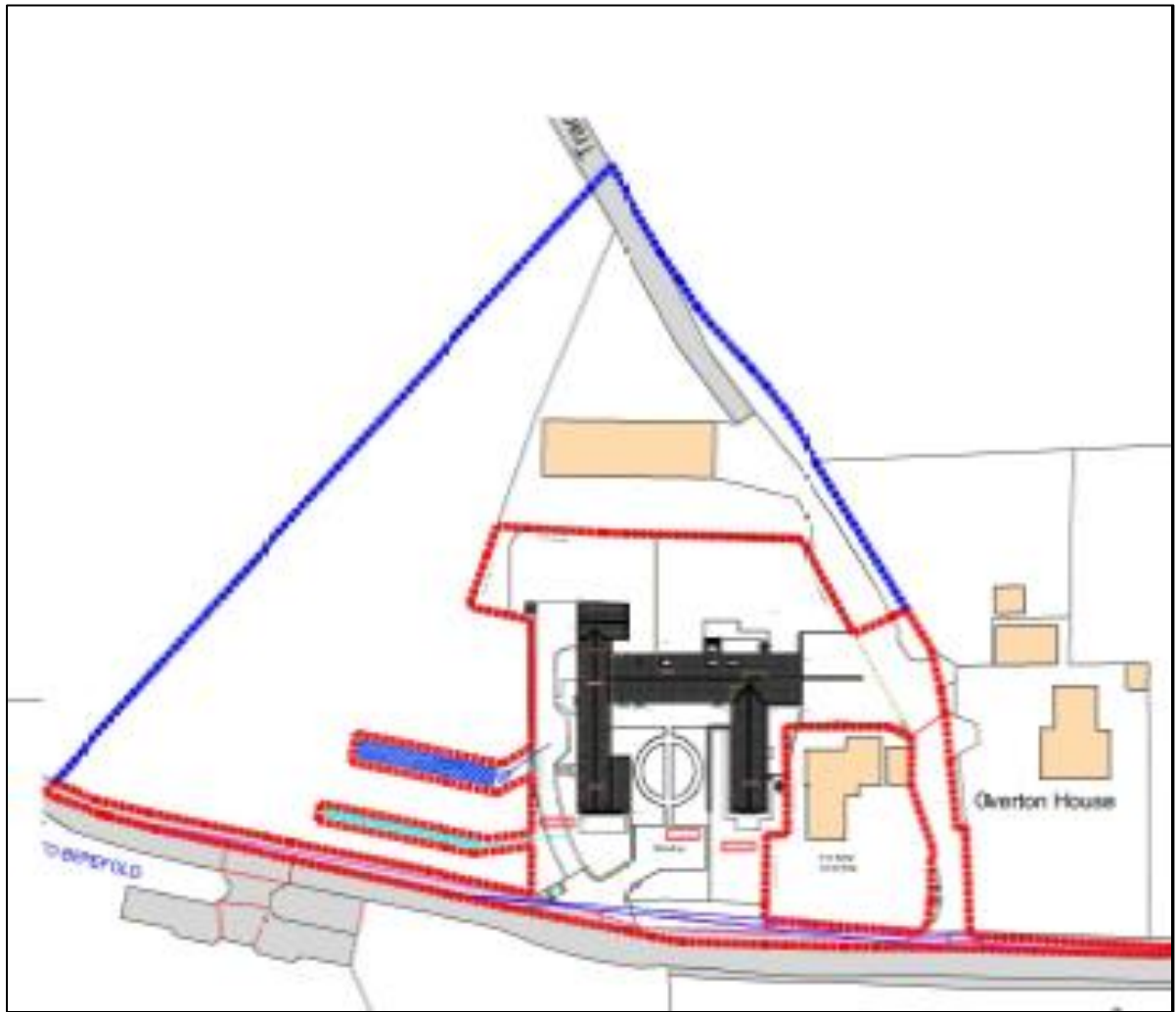
#### 11.2 Reason for Decision

- 01. The development complies with Policy R2 Housing and employment development elsewhere in the countryside, Policy P1 Layout siting and design, Policy RD1 Providing suitable services contained and other relevant policies in the Aberdeenshire Local Development Plan 2017 in that three dwellinghouses are deemed small scale development which would involve the refurbishment or replacement, on the same site, of an existing house or disused building.

Stephen Archer  
Director of Infrastructure Services  
Author of Report: Colin Campbell  
Report Date: 13 August 2018

APP/2018/1491

Appendix 1











APP/2018/1491

Appendix 4

### **Comment Details**

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is considerable concern amongst the residents of Overton/Berefold about the cumulative effect of this application when aggregated with the other applications granted but not yet finished in terms of the paucity of the road access between Ellon and this community. Whilst the road department in their comment feedback have requested the construction of a passing place it is unclear whether this means just a single passing place or a series of passing places along the route from Ellon. The latter is what is needed.

Another consideration is the quality of the water supply. Berefold /Overton has been suffering low pressure mains for some time. Allegedly Scottish Water offered the consumption by Brewdog in Ellon as the reason but we feel that this problem should be resolved or at least investigated before this permission is granted.

# Comments for Planning Application APP/2018/1491

## Application Summary

Application Number: APP/2018/1491

Address: Overton Farm Berefold Ellon Aberdeenshire AB41 8EL

Proposal: Conversion of Steading to 3 Dwellinghouses

Case Officer: Colin Campbell

## Customer Details

Name: Mr Angus Milne

Address: Overton House Ellon

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have concerns with this planning application and would like them to be considered.

These concerns are as follows:

1) I reside at Overton House, directly adjacent to Overton Farm steadings (site). The access drive to our property is shared with our neighbours at Larachbeg and a farmer who purchased farmland from the owner of the Overton farm steadings. Our access drive is narrow, has a blind exit and is in a bad state of disrepair. This planning application proposes to use this common access drive for dwellinghouse nos 2 & 3 and has possible provision for an additional 4 cars. I do not believe our access drive should be used by any more traffic than is used currently. The access drive should not have to be shared with residential and agricultural traffic (and other additional traffic during demolition/construction phase of the development). There will be accidents or damage caused to vehicles on this shared drive, either by farm machinery, or by the additional residential/construction traffic. It would be best to put the residential traffic for this site around the opposite side using the access for dwellinghouse no.1 to reduce the risk of accidents and further deterioration of our access drive surface.

2) The unclassified road from the site down to Ellon is already in a disgraceful state. The road is too narrow for cars to pass with very few passing places and is pot-holed most of the time. In the summer months, the grass verges get overgrown and visibility to see other cars coming around corners is greatly impaired. In the winter months during low temperatures, this road is rarely gritted and can be treacherous to drive on. I am concerned that 3 more houses on this planning application (and also the accumulative impact from other planning applications) out on this unclassified road will inevitably lead to more cars (potential for additional 9 cars on this planning application alone) using this road, resulting in even worse road conditions and increased chance of accidents.