

ABERDEENSHIRE COUNCIL

KINCARDINE AND MEARN'S AREA COMMITTEE

COUNCIL CHAMBER, VIEWMOUNT, STONEHAVEN, 04 SEPTEMBER 2018

Present: W Agnew (Chair), I Mollison (Vice-Chair), G Carr, S Dickinson, A Evison, Provost W Howatson, J Hutchison, C Pike, S Wallace, L Wilson.

Apology: Councillor Robertson and Councillor Bews.

Officers: William Munro (Area Manager, Kincardine and Mearns), Karen McWilliam (Area Committee Officer, Kincardine and Mearns), Ruth O'Hare (Principal Solicitor, Corporate Services), Gregor Spence (Senior Planning Officer), Lesley-Anne Munro (Head Teacher, Hillside School), Sandra McKechnie (Portlethen and Banchory Devenick Schools), Murray Main (Area Commander, Police Scotland), Morna Harper (Service Manager Economic Development), Heather Macrae (Business Development Executive), Andrew Sheridan (Waste, Team Manager), Amanda Roe (Performance and Improvement Manager), Cheryl Roberts (Environment Planning Officer), Iain Ramsay (Partnership Manager (South) Aberdeenshire Health and Social Care Partnership), Edith Criggie (Location Manager, Kincardine & Mearns, Aberdeenshire Health and Social Care Partnership), Iain Welsh (Principal Officer, Roads, Landscape Services).

In Attendance: Ross Milne, Stonehaven Fireballs Association (Item 6); Ms Suer (Item 17a); Mr Black & Ms Pirie (Item 17b); Ms Anderson and Mr Tosh (Item 17c).

1. DECLARATION OF MEMBERS' INTERESTS

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct and the following declarations were intimated:

1. Councillor Evison – (Item 6) as a member of the Arbuthnott, Bervie and Kinneff Parish Church, having applied the objective test concluded that she should withdraw from the chamber and take no part in determination of this item.
2. Councillor Hutchison – (Item 12) as a member of the South Licensing Board, having applied the objective test concluded that it was so remote and insignificant that he would remain and take part in the consideration of this item.
3. Councillor Carr – (Item 6) as a member of Stonehaven Fireballs, having applied the objective test concluded that he should withdraw from the chamber and take no part in determination of this item.

4. Councillor Pike – (Item 12) as a member of the South Licensing Board, having applied the objective test concluded that it was so remote and insignificant that he would remain and take part in the consideration of this item.
5. Councillor Wilson – (Item12) as a member of the South Licensing Board, having applied the objective test concluded that it was so remote and insignificant that he would remain and take part in the consideration of this item.

2A. STATEMENT ON EQUALITIES

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:

- (1) to have due regard to the need to:-
 - (a) eliminate discrimination, harassment and victimisation;
 - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
 - (c) foster good relations between those who share a protected characteristic and persons who do not share it.
- (2) where an Equality Impact Assessment was provided, to consider its contents and take those into account when reaching their decision.

3. MINUTE OF MEETING OF KINCARDINE AND MEARN'S AREA COMMITTEE OF 26 JUNE 2018.

The Committee had before them and **approved** as a correct record the Minute of Meeting of the Committee of 26 June 2018.

4. EDUCATION SCOTLAND INSPECTION, HILLSIDE PRIMARY SCHOOL.

A report by the Director of Education and Children's Services (ECS) was circulated advising Members of the findings of the recent Education Scotland School Inspection.

The Head Teacher was in attendance to present the report and to answer any queries. Members were advised that the inspection evaluated items such as: leadership of change; learning, teaching and assessment; raising attainment and achievement; and ensuring wellbeing, equality and inclusion. Several key strengths were identified for the school, these included: the inspiring and enabling leadership of the Head Teacher and the Depute Head Teacher, leading to the effective creation and formation of a new school and nursery staff team; a clear focus on the wellbeing of children in the school; a stimulating nursery environment, encouraging learning and curiosity, etc.

Members were advised that the Inspectors identified several areas for focus of improvement. These included: improving the consistency of high quality learning and teaching across all classes; improvement in attainment, developing tracking and monitoring approaches in the school and the nursery.

The Committee **agreed** to commend the Head Teacher, staff and children on the outcome of the inspection and to:

1. Endorse the Service's continuing efforts in support of its school in the Education Scotland inspection process and in the raising of standards of attainment and achievement in all aspect of school life.
2. Further reports on Education Scotland school inspections being presented.

5. EDUCATION SCOTLAND INSPECTION, BANCHORY-DEVENICK PRIMARY SCHOOL.

A report by the Director of Education and Children's Services (ECS) was circulated advising Members of the findings of the recent Education Scotland School Inspection.

The Head Teacher was in attendance to present the report and to answer any queries. Members were advised that the inspection evaluated items such as: pupils' learning and achievements; the curriculum and meeting pupils' needs; how well staff work with others to support pupils' learning. Several key strengths were identified for the school, these included: confident, articulate children who are proud of their school; the Parent Council's support for the school; the growing commitment of the staff team, under the leadership of the interim Head Teacher to work together and improve the school.

Members were advised that the Inspectors identified several areas for focus of improvement. These included: staff should raise their expectations of children's attainment and increase the pace of learning for children; the school should continue to develop robust assessment and tracking systems to ensure all learners reach their potential; and continue to develop the curriculum, ensuring appropriate arrangements for assessment.

The Committee **agreed** to commend the Head Teacher, staff and pupils on the outcome of the inspection and to:

1. Endorse the Services continuing efforts in support of its school in the Education Scotland inspection process and in the raising of standards of attainment and achievement in all aspect of school life, and
2. Further reports on Education Scotland school inspections being presented.

6. AREA COMMITTEE BUDGET 2018/2019.

A report by the Director of Infrastructure Services was circulated advising Members of the most recent applications to the Area Committee Budget for the financial year 2018/2019.

Councillors Evison and Carr, having declared an interest withdrew during consideration of the item of interest to them.

Members were advised, by the Area Manager, that four applications were being presented for consideration and that if approved that would be the budget disbursed for this financial year.

Members were advised that an application had been received from the Stonehaven Fireballs Association for £8,000 and that a representative of the Association was in attendance to present their application.

An application had been received from Benholm and Johnshaven Community Council for £290 towards a project cost of £550. This project was for a commemoration event for the First World War, to be run in partnership with local schools.

An application had also been received from Marykirk Outdoor Bowling Club for £5,000 towards a project cost of £21,600, for the removal and replacement of the artificial bowling green. Members were advised that this was a well-used community facility, to which the local primary school also had access to.

The final application was from Arbuthnott, Bervie and Kinneff Parish Church, the application was seeking £5,000 towards a project cost of £51,059, to build an extension to the Church to house a disabled toilet and small kitchen. The Area Committee Budget application process was managed on a first come, first served basis, and this application was received last from this round of funding. Members were advised that there was a balance of £1,283.23 available, should the other applications presented be agreed, and that there may also be some slippage from previously funded projects.

The Committee heard from Ross Milne, Stonehaven Fireballs Association, in support of their application.

The Committee **agreed** to disburse the following grants from the Area Committee Budget 2018/2019:

1. Stonehaven Fireballs Association £8,000.00,
2. Benholm & Johnshaven Community Council £ 290.00,
3. Marykirk Outdoor Bowling Club £5,000.00, and
4. Arbuthnott, Bervie & Kinneff Parish Church £1,283.23, but increased up to £5,000 if there was any slippage from previously funded projects.

7. POLICE SCOTLAND –PERFORMANCE REPORT FOR Q4 APRIL - MARCH 2018.

A joint report by the Chief Inspector, Police Scotland, and the Director of Business Services was circulated advising Members of the most recent monitoring information for the Aberdeenshire South Area.

The Chief Inspector was in attendance to present the report and to answer any queries.

Members discussed Police visits to licensed premises: road crime in relation to drug issues; the different approaches taken to domestic crime; driving whilst using mobile phones etc.

Members commended the local Police force on their use of social media which was felt to be useful for some members of the community. Members suggested that graphics be used as an educational tool to deter young people from using drugs and alcohol.

The Committee **agreed** to:

1. Note the performance information from Police Scotland as it pertained to the Kincardine and Mearns Area, and
2. Forward a note of thanks, from the Area Committee, to Inspector Irene McDermott and to wish her well in her new position.

8. ECONOMIC ACTIVITY IN KINCARDINE AND MEARNIS - APRIL 2017 TO MARCH 2018.

A report by the Director of Infrastructure Services was circulated advising Members of economic development related actions, specifically in the Kincardine and Mearns Area.

The Service Manager and the Business Executive Development Officer were in attendance to present the report and answer any queries.

The Committee fully discussed the report requesting some clarification regarding: skills development; support to businesses, through the Brexit process; Invest Aberdeenshire; and **agreed** to make the following comments:

1. Apprise the Area Committee of information relating to support to businesses, through the Brexit process, when it was available,
2. A further update on information in relation to support to the dairy sector (agriculture),

3. Request that consideration be given to cease funding events that the Council have supported for some time, and are now very successful, but rather to look prime-pump funding for new initiatives,
4. Advise Senior Officers of the Council of their serious concern regarding the lack of progress being made for lease arrangements through the Community Asset Transfer process,
5. A further update on the proposal for the Cairnrobin development,
6. Request that the replacement for LEADER funding, should there be one, was not a replication but something far more accessible and easier to navigate,
7. Request that the Kincardineshire Development Partnership present an update report to formal Area Committee to ensure public accountability for the funding awarded to the partnership, and
8. An update of whether there was any opportunity to expand the Business Park in Laurencekirk.

9. WASTE MANAGEMENT – RECYCLING AND WASTE COLLECTIONS POLICY AND PROCEDURES.

A report by the Director of Infrastructure Services was circulated advising Members of the review of Waste and Recycling Services against the essential requirements of Household Recycling Charter and the associated Code of Practice.

The Waste, Team Manager, was in attendance to present the report and to answer any questions.

The Committee fully discussed the report and **agreed** to make the following comments on the circulated policy and procedures in relation to Recycling and Waste Collections:

1. Add the word 'clean' to the detail of what was acceptable in each container, if applicable,
2. Ensure details around staff training are added into the policy document, and
3. The need to ensure communication with communities regarding changes to practice is both clear and accessible.

10. BRITISH SIGN LANGUAGE PLAN.

A joint report by the Director of Business Services was circulated advising Members of the progress on the Aberdeenshire British Sign Language (BSL) Local Plan 2018 – 2024.

The Performance and Improvement Manager was in attendance to present the report and to answer any queries.

The Committee fully discussed the report and **agreed** to make the following comments on the draft British Sign Language Plan:

1. Include support, not only to those standing for election, but also if elected, and
2. Ensure a description of D/deaf is included in future reports.

11. CONSULTATION ON DOGS IN SCHOOL GROUNDS, COUNCIL PLAYPARKS, SPORTS PITCHES, CEMETERIES AND BEACHES – MEMBER PROMOTED ISSUE.

A report by the Director of Business Services was circulated requesting Members to consider the options regarding the presence of dogs in specified locations, as described in the report, and select a preferred approach that the Committee would wish to recommend to the Infrastructure Services Committee.

The Principal Officer, Roads, Landscape Services was in attendance to present the report and to answer any queries.

After discussion the Committee **agreed**:

1. That option 6 was the preferred option, and
2. The correction of punctuation, on the 'Be a responsible dog owner' signage.

Having moved an amendment, which was not seconded, seeking to support option 2, (install signage, as per appendix 1 of the report, at all locations i.e. council playparks, council sports pitches, burial grounds/cemeteries, school grounds, recognised beaches. These works would be carried out over an agreed period of time, estimated to be 18 months), Councillor Mollison requested, as provided for in Standing Order 5.2.4, that the terms of his amendment be recorded in the minute.

12. LICENSING (SCOTLAND) ACT 2005 SECTION 6 & SECTION 7 – REVIEW OF ABERDEENSHIRE NORTH, CENTRAL AND SOUTH DIVISIONAL LICENSING BOARDS' LICENSING POLICY STATEMENTS AND OVERPROVISION POLICY STATEMENTS.

A report by the Director of Business Services was circulated requesting Members consider the terms of the Aberdeenshire Divisional Licensing Boards' draft Policy Statement.

The Principal Solicitor was in attendance to present the report and to answer any queries.

The Committee **agreed**:

1. The terms of the Aberdeenshire Divisional Licensing Boards' draft Policy Statement in its entirety and, in particular, the changes that are being made as highlighted at Section 2.4 of the report, and
2. Request that consideration be given to stage 5 of the Equalities Impact Assessment and whether there was no impact on the 'Age-Older' group.

13. CIVIC GOVERNMENT (SCOTLAND) ACT 1982 SECTION 41 AND SCHEDULE 1. APPLICATION FOR TEMPORARY PUBLIC ENTERTAINMENT LICENCE REQUEST FOR EXTENSION OF OPERATING HOURS FOR FUNFAIR, STONEHAVEN HARBOUR.

A report by the Director of Business Services was circulated requesting Members of a report requesting the extension of operating hours for a funfair at Stonehaven Harbour.

The Principal Solicitor was in attendance to present the report and answer any queries.

The Committee **agreed** to note the use, by the Area Manager, of delegated powers (as provided in the List of Powers Delegated to Officers, paragraph A18), by reason of special urgency, as summarised in paragraph 2.1 of the report, to grant additional operating hours for a funfair at Stonehaven Harbour.

14. INFRASTRUCTURE SERVICES QUARTER 4 AND YEAR END 2017-2018 PERFORMANCE REPORT.

A report by the Director of Infrastructure Services was circulated advising Members of the most recent performance report relating to the Service.

The Committee **agreed** to:

1. Acknowledge the good performance achieved January - March 2018 (Quarter 4), and
2. Advise the Director of Infrastructure Services to continue to report, by exception, to the Area Committee quarterly on performance measures against service objectives.

15. BUILT HERITAGE STRATEGY 2018-2021.

A report by the Director of Infrastructure Services was circulated advising the Committee of key priorities of the Built Heritage Strategy (2018-2021) and associated Action Plan.

The Environmental Planning Officer was in attendance to present the report and to answer any queries.

The Committee discussed the aims and key priorities of the Built Heritage Strategy 2018-2021, and associated Action Plan, and **agreed** to make the following comments for consideration by the Infrastructure Services Committee:

1. The approach was considered to be top down and the reverse should be considered, and
2. There needed to be more community engagement to ensure communities were aligned with the strategy as it pertained to their community.
3. Cognisance needed to be taken of buildings as places people lived in and that they evolved over time,
4. There should be links to the Arts and Culture Strategy and Visit Aberdeenshire (Tourism) Strategy, and
5. Further detail was requested with regard to the percentages of external funding that was being achieved for projects.

16. ABERDEENSHIRE HSCP PERFORMANCE & OUTCOMES FRAMEWORK QUARTER 4 REPORTING – JANUARY TO MARCH 2018.

A report by the Health & Social Care Partnership was circulated advising the Committee of performance and outcomes for the period January to March 2018.

The Partnership Manager and Location Manager, Kincardine & Mearns, Aberdeenshire Health and Social Care Partnership, were in attendance to present the report and to answer any queries.

The Committee **agreed** to:

1. Note the content of the Integrated Joint Board performance (Q4) report,
2. Provide the following feedback to the Integration Joint Board for their consideration:
 - a. Inclusion of the detail from the Locality Plan in the next performance report, which would evidence more local information,
 - b. Inclusion of more relevant local indicators, i.e. delayed discharge; virtual ward and e-consult,
 - c. Detailed linkages with the Local Outcome Improvement Plan,

- d. Request that GPs offer more support to people who are attempting to give up smoking.
- 3. Request an update report for Area Committee on the services that are available to unpaid carers,
- 4. Confirmation that the recording of 70% was an accurate recorded, for measure (L38) *Percentage of service users who have a Power of Attorney in place*,
- 5. Correction of measure (L12) *A&E Attendance rates per 1000 population (All Ages) percentage*, for future reports.

17. APPLICATIONS FOR DETERMINATION

The following planning applications were considered along with any objections and representations received in each case and were dealt with as recorded in the **Appendix A** to this Minute.

Reference No	Address
(A) APP/2018/1165	Full Planning Permission for Erection of Dwellinghouse and Double Garage at Land To The South of Myreside Cottage, Marykirk, Laurencekirk.
(B) APP/2018/1279	Full Planning Permission for Erection of Children's Day Care Nursery (Class 10 Non-Residential Institutions), Erection of Children's Workshop, Formation of Wildlife Pond and Erection of Dwellinghouse at Land Adjacent To Rothnick Croft Netherley, Stonehaven.
(C) APP/2017/0875	Full Planning Permission for Erection of 6 Dwellinghouses and 4 Flats (Affordable) at Land At Garrol Place Fettercairn.

**KINCARDINE AND MEARN'S AREA COMMITTEE, 04 SEPTMBER 2018
APPENDIX A**

PLANNING APPLICATIONS FOR DETERMINATION

(A) Reference No: APP/2018/1165

Full Planning Permission for Erection of Dwellinghouse and Double Garage at Land To The South of Myreside Cottage, Marykirk, Laurencekirk.

**Applicant: Mr & Mrs Steven And Katrina Suer, Myreside Farm,
Marykirk, Laurencekirk, AB30 1XN.**
**Agent: John D. Crawford Ltd, 72 New Wynd, Montrose,
DD10 8RF.**

A report by the Director of Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as there was an unresolved objection from a consultee.

The Senior Planning Officer advised that the principle of erecting a dwelling house on the site was established through the grant of planning permission in principle and the proposed layout, siting and design of the dwelling house would have no adverse impacts on the character of the group or surrounding landscape. Although Mearns Community Council had raised concern that this proposal would lead to more development in the future, any future development proposal would be assessed on its own merit against all relevant planning policies applicable at the time the application was made.

Members sought clarification with regard to junction visibility and were advised that although the visibility to the east of the junction was obscured by a masonry railway arch, there was not much the applicant can do to improve the visibility at this location. Whilst it was considered to be substandard, it is existing and one house was not considered to cause many more traffic movements.

The Committee then heard from Ms Suer in support of her application, stating that the proposal was in keeping with the character of the area. They had made improvements to the farm track and the siting of communal refuse bins.

The Committee **agreed** to grant Full Planning Permission for Erection of a dwellinghouse and double garage at land to the South of Myreside Cottage, Marykirk, 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. No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store area have been submitted to and approved in writing by the planning authority. The area shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. No dwellinghouse shall be occupied unless the refuse bin uplift store area has been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store area shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

- 03. No works in connection with the permission hereby granted shall commence unless one passing place measuring 10.0m x 2.5m has been provided and surfaced in accordance with the Council's Standards for Road Construction Consent and Adoption in the location shown on the drawing reference JDC/988/005. Construction shall be of a standard appropriate to the location and must be agreed in advance with Infrastructure Services (Roads Development).

Reason: To ensure the existing road network can accommodate the traffic likely to be associated with the proposed development in the interests of road safety.

- 04. All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. 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. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management 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.

05. The dwellinghouse hereby approved shall not be occupied unless 3 off street parking space and a turning area have been provided within the site and surface in hard standing materials. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the driveway, turning area and car parking spaces to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

06. 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.

07. No extraction in connection with any phase of the development hereby approved shall take place unless the proposed foul and surface water drainage systems for the dwelling house has been provided in accordance with the approved plans and the ground assessment and drainage recommendation report by S.A. Mc Gregor dated 28th March 2018. The foul and surface water drainage system[s] shall be permanently retained thereafter in accordance with the approved scheme.

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

08. No works in connection with the development hereby approved shall commence unless a sample and colour of all materials to be used in the external finish for the approved development have been submitted to and approved in writing by the planning authority. The development shall not be occupied/brought into use unless the external finish has been applied in accordance with the approved details.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

Reason for Decision

The principle of erecting a dwelling house on the site was established through the grant of planning permission in principle and the proposed layout, siting and design of the dwelling house would have no adverse impacts on the character of the group or surrounding landscape. As such, it is considered the development complies with Policy R2: Housing and employment development elsewhere in the countryside, Policy P1: Layout, siting and design and Policy E2: Landscape of the Aberdeenshire Local Development Plan (2017).

Having moved an amendment, which was not seconded, seeking to refuse Full Planning Permission for the erection of a dwellinghouse and double garage at land to the South of Myreside Cottage, Marykirk, according with officers' recommendation, Provost Howatson requested, as provided for in Standing Order 5.2.4, that the terms of his amendment be recorded in the minute.

(B) Reference No: APP/2018/1279

Full Planning Permission for Erection of Children's Day Care Nursery (Class 10 Non-Residential Institutions), Erection of Children's Workshop, Formation of Wildlife Pond and Erection of Dwellinghouse at Land Adjacent to Rothnick Croft Netherley, Stonehaven.

Applicant: Mrs Linda Pirie, C/o Agent.
Agent: Inspired Design & Development Ltd, 27 Evan Street, Stonehaven, AB39 2EQ.

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

The Senior Planning Officer advised Members that the principle of erecting a nursery and dwellinghouse at this location did not accord with (Policy R2) Housing and employment development elsewhere in the countryside of the Aberdeenshire Local Development Plan 2017. The site was greenfield in nature and there was no brownfield redevelopment opportunity associated with the proposal. Whilst the benefits of locating a nursery in this rural location had been outlined by the applicant, and were in part accepted by this Service, the submitted information was not considered to be materially significant enough to override the relevant policy criteria for development in the Aberdeen Housing Market Area. Furthermore, it had not been demonstrated that a suitable drainage solution was possible for the disposal of surface water, albeit this could be conditioned if Members were minded to approve the application.

The Committee heard from Ms Pirie and Mr Black in support of the application. Members were advised that the proposal would assist in providing a nursery resource in a rural location and that having a member of staff on site was considered essential to look after small animals.

Councillor Evison, seconded by, Councillor Dickinson moved to grant Full Planning Permission for the erection of a Children's Day Care Nursery; erection of a Children's Workshop; formation of wildlife pond; and the erection of a dwellinghouse at land adjacent to Rothnick Croft Netherley, Stonehaven, subject to appropriate planning conditions, including, a satisfactory drainage solution.

As an amendment, Councillor Pike, seconded by Provost Howatson, moved to refuse Full Planning Permission for the erection of a Children's Day Care Nursery;

erection of a Children's Workshop; formation of wildlife pond; and the erection of a dwellinghouse at land adjacent to Rothnick Croft Netherley, Stonehaven, adding an additional reason for refusal with regard to the inability of the site to offer sustainable transportation.

The Committee voted:

For the motion (6) Councillors Carr, Dickinson, Evison, Hutchison, Mollison and Wilson.

For the amendment (3) Councillor Agnew, Provost Howatson and Councillor Pike.

The motion was carried and the Committee **agreed** to grant Full Planning Permission for the erection of a children's day care nursery; erection of a Children's Workshop; formation of wildlife pond; and the erection of a dwellinghouse at land adjacent to Rothnick Croft Netherley, Stonehaven, subject to appropriate planning conditions, including, a satisfactory drainage solution.

Councillor Wallace was absent from the division.

(C) Reference No: APP/2017/0875

Full Planning Permission for Erection of 6 Dwellinghouses and 4 Flats (Affordable) at Land At Garrol Place Fettercairn.

Applicant: Langstane Housing Association Ltd, 680 King Street, Aberdeen, AB24 1SL

Agent: Halliday Fraser Munro, Carden Church, 6 Carden Place, Aberdeen, AB10 1UR

A report by the Director of Infrastructure Services was circulated advising Members that the Committee was able to consider and take a decision on this item in terms of the Scheme of Governance as there had been valid objections from six or more individuals or bodies with separate postal addresses or premises.

The Senior Planning Officer advised that the proposed development would provide affordable housing located in a sustainable location and would be erected on unallocated land (white land), within the boundaries of the Fettercairn settlement, where there was a presumption in favour of development, subject to compliance with all other relevant planning policies. The proposal had been assessed in terms of its impact on the character of the surrounding area, the amenity of neighbouring residential properties and potential road safety implications. It was considered that on balance, the proposal was generally in keeping with local patterns of development and that residential amenity would not be significantly impacted as a result of the development. The proposal was not expected to have a detrimental impact on road safety or prejudice access to adjoining land that was allocated for housing development.

The Committee heard from Ms Anderson and Mr Tosh in objection to the application. Members were advised that there had been a 70 strong petition in objection to the proposal, not in objection to the provision of affordable homes in this location, but for concerns regarding overdevelopment and traffic issues.

The Committee discussed the application and **agreed** to defer determination of the application to allow a site visit to take place. The site visit would allow Members to consider traffic and parking issues and the proposed layout of the development.