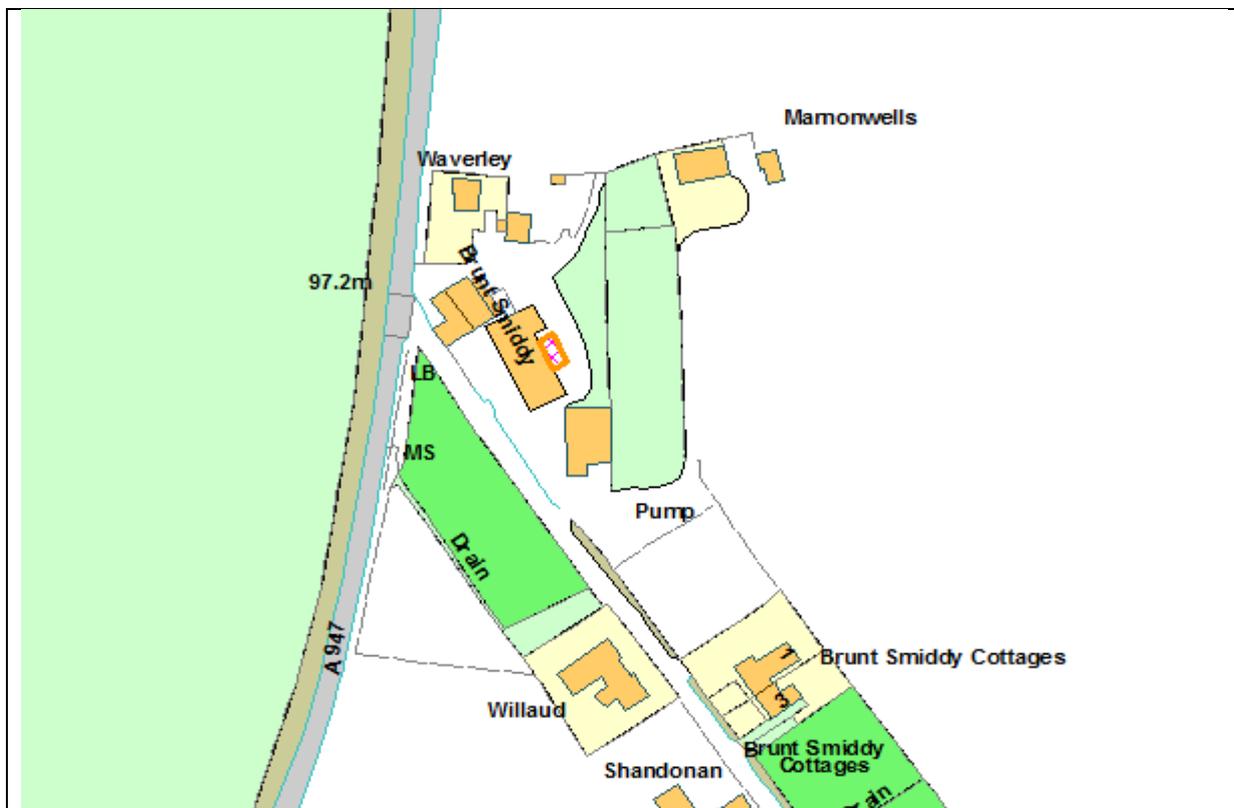


## Formartine Area Committee Report - 22 January 2019

Reference No: APP/2018/2319

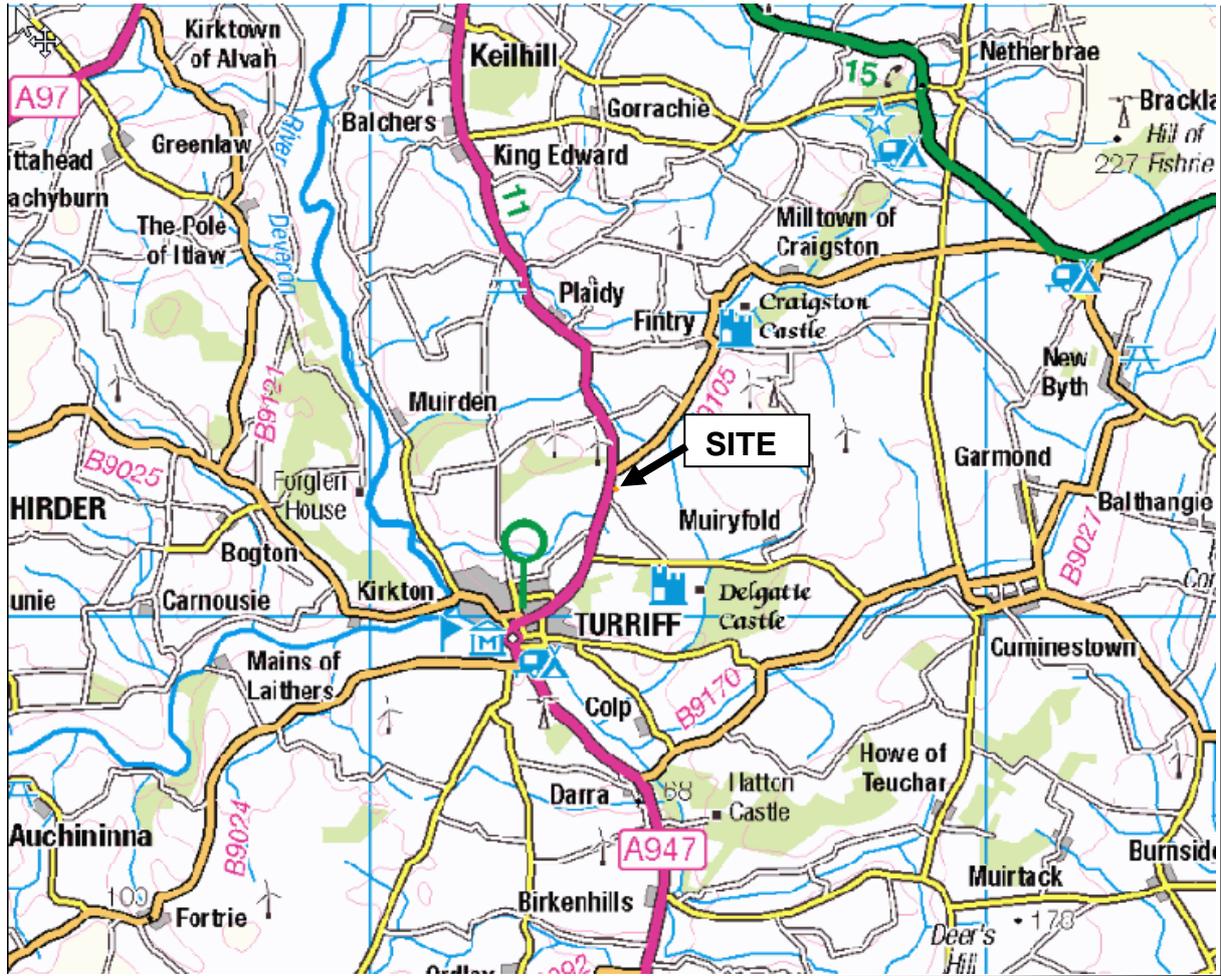
**Full Planning Permission for Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank (Retrospective) at Waverley, Bruntsmithy, Turriff, Aberdeenshire, AB53 5PN**

<b>Applicant:</b>	<b>RDM Engineering (Turriff ) Ltd</b>
<b>Agent:</b>	<b>No Agent</b>
Grid Ref:	E:373979 N:852114
Ward No. and Name:	Turriff And District
Application Type:	Full Planning Permission
Representations:	22
Consultations:	3
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	RHMA
Complies with Development Plans:	No
Main Recommendation:	Refuse



**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.8.1 of Part 2A List of Committee Powers and Section C.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

- Cllr Iain Taylor – To further investigate locality of receptors, (objectors and supporters). To investigate storage facilities.
- Cllr Sandy Duncan – To allow discussion on the impact on neighbouring properties.

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 This application retrospectively seeks Full Planning Permission for the installation of 2 x 210kw biomass wood burning boilers and insulated accumulation tank at Bruntsmithy Workshop adjacent to Waverley (house). The site is approximately 2km north east of Turriff (Appendix 1 shows Location Plan). The boilers are sited behind a stone and steel workshop building (Appendix 2 shows Site Plan).

2.2 To the west of the site is the A947 and beyond, open fields. To the south and south east is a straight road bound on both sides by mature woodland. There is a group of 4 dwellinghouses within the woodland to the south east of the site, beginning approximately 85m away. To the north east is a farmhouse (Marionwells) and to the north west the farmhouse owned by the applicant (Waverley). Beyond these properties are open fields. The area has a rural character.

2.3 The boilers are approximately 2m by 1.8m by 1.4m in height. From ground to tip of the flue the boilers measure approximately 7.5m in height.

### Relevant Planning History

2.4 *Site to south*

APP/2018/0626 – FPP Erection of dwellinghouse – Refused (lack of information)

### Supporting Information

2.5 Supporting Statement – (Received 23/11/18)

### 3. Representations

A total of 22 valid representations (2 objection / 20 support) have been received as defined in the Scheme of Governance. All issues raised have been considered.

The letters of objection raise the following material issues:

- *Boilers in close proximity to residential properties and smoke emissions causing nuisance*
- *Smoke emissions impacting health of neighbour*
- *Environmental Health have objected to the development*
- *Majority of support for development comes from households outwith 400m of the site*
- *Biomass energy is not carbon neutral*

The letters of support raise the following material issues:

- *Renewable source of energy, unsustainable Kerosene burners would otherwise be used*
- *Improves conditions for employees and allows year round working which improves provision of important service and efficiency of business*
- *Use of processed timber produces little smoke or smell emissions*
- *Emissions have caused little or no impact on neighbouring dwellinghouses or businesses*
- *Heat prevents steel from getting damp which improves workability of material*
- *Warm environment important when repairing electronics*
- *Fuelling the boilers has created additional employment hours*
- *Delivery of timber fuel does not affect neighbouring amenity*

### 4. Consultations

- 4.1 **Infrastructure Services (Contaminated Land Unit)** were consulted and have commented that the proposals do not appear to give rise to any issues of concern.
- 4.2 **Infrastructure Services (Environmental Health)** were consulted and have objected on the basis that emissions from the development would impact the amenity of surrounding properties.
- 4.3 **Infrastructure Services (Roads Development)** were consulted and have no specific comments to make in relation to the application.

## 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 P1 Layout, siting and design  
Policy C2 Renewable energy  
Policy P4 Hazardous and potentially polluting developments and contaminated land

### 5.4 Other Material Considerations

None.

## 6. Discussion

- 6.1 The main issue to consider is the impact of the boilers on the amenity of the neighbouring dwellinghouses and wider environment. Further to this the proposals must be assessed in terms of visual impact.

### Principle of development

- 6.2 Policy C2 Renewable energy states that we will support biomass energy developments which are in appropriate sites and the right design. Biomass schemes are considered to be an industrial process which should be located on business land. In this instance the boilers are located on business land however it is necessary to consider the impact of the development upon neighbouring dwellinghouses in order to determine compliance with this policy.

### Layout, siting and design

- 6.3 The development is in keeping with the agricultural setting and is sited close to and behind the existing workshop buildings. The visual impact on the area will be minimal therefore the proposal is acceptable with regards Policy P1 Layout siting and design.

### Effect on the A947

- 6.4 Roads Development were consulted and have raised no specific objections to the application. It is determined that smoke from the boilers has no effect upon local road safety.

### Letters of representation

- 6.5 Letters of support have stated that the development will improve the comfort of employees at the workshop, improve efficiency of the business, have benefit to the local economy and increase the availability of what is an important local service. It can be considered that the boilers are a more sustainable way to heat the workshop than the use of kerosene. While these benefits are material to any planning decision they cannot be considered more important than the amenity and wellbeing of nearby residents.
- 6.6 A representation makes the point that the boilers are currently fuelled with processed timber which reduces smoke and odour output. The Supporting Statement outlines that 'optimum' sized logs will only be burnt to ensure nuisance does not occur. It should be noted that the Planning Service cannot competently condition what material is used to fuel the boilers.
- 6.7 It is noted that 12 letters of support have stated that the boilers do not emit problematic emissions. Eight of these letters are from households over 400m from the site and 4 letters are from within 400m. It is accepted that some neighbours in close proximity to the boilers have stated that there are no issues with emissions. It is also noted that 2 neighbours within 400m have

stated that there is an impact from emissions. One of these representations has expressed concerns that the emissions are impacting the health of the neighbour.

#### Environmental Health response

- 6.8 Environmental Health were consulted and have objected on the basis that emissions from the development would impact the amenity of surrounding properties. They have stated that there are 8 sensitive receptors situated within 400m of the boilers. There is a significant impact upon the amenity of surrounding properties due to associated smoke and odour emissions.
- 6.9 Other applications have proposed the use of an anemometer to shut down the boilers when the wind is blowing towards sensitive receptors. It is noted that in this instance there are dwellinghouses surrounding the site, to the north east, north west and south east of the site within 400m meaning that the opportunity for the boilers to operate are severely limited. There is currently no mechanism proposed which could satisfactorily control the impact of emissions at the present time.
- 6.10 Policy P4 Hazardous and potentially polluting developments and contaminated land states that we will refuse development that could cause significant nuisance to the public. It is considered that the development will have an unacceptable impact upon the amenity of nearby receptors and therefore cannot be supported by the Planning Service. The site is not considered appropriate for this type of development and the application is therefore also not considered compliant with Policy C2 Renewable energy.

#### Conclusion

- 6.11 The application is not compliant with Policy C2 Renewable energy or Policy P4 Hazardous and potentially polluting developments and contaminated land as Environmental Health have determined that there would be an unacceptable impact upon the amenity of receptors within 400m of the site. The application is not considered to comply with Aberdeenshire Local Development Plan 2017 and there are no positive factors in this instance that would justify supporting a departure from the plan.

### **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 development is not considered to give rise to any 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

Policy C2 Renewable energy  
Policy P4 Hazardous and potentially polluting developments and contaminated land

- 10.3 The application is a Departure from the valid Local Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.
- 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

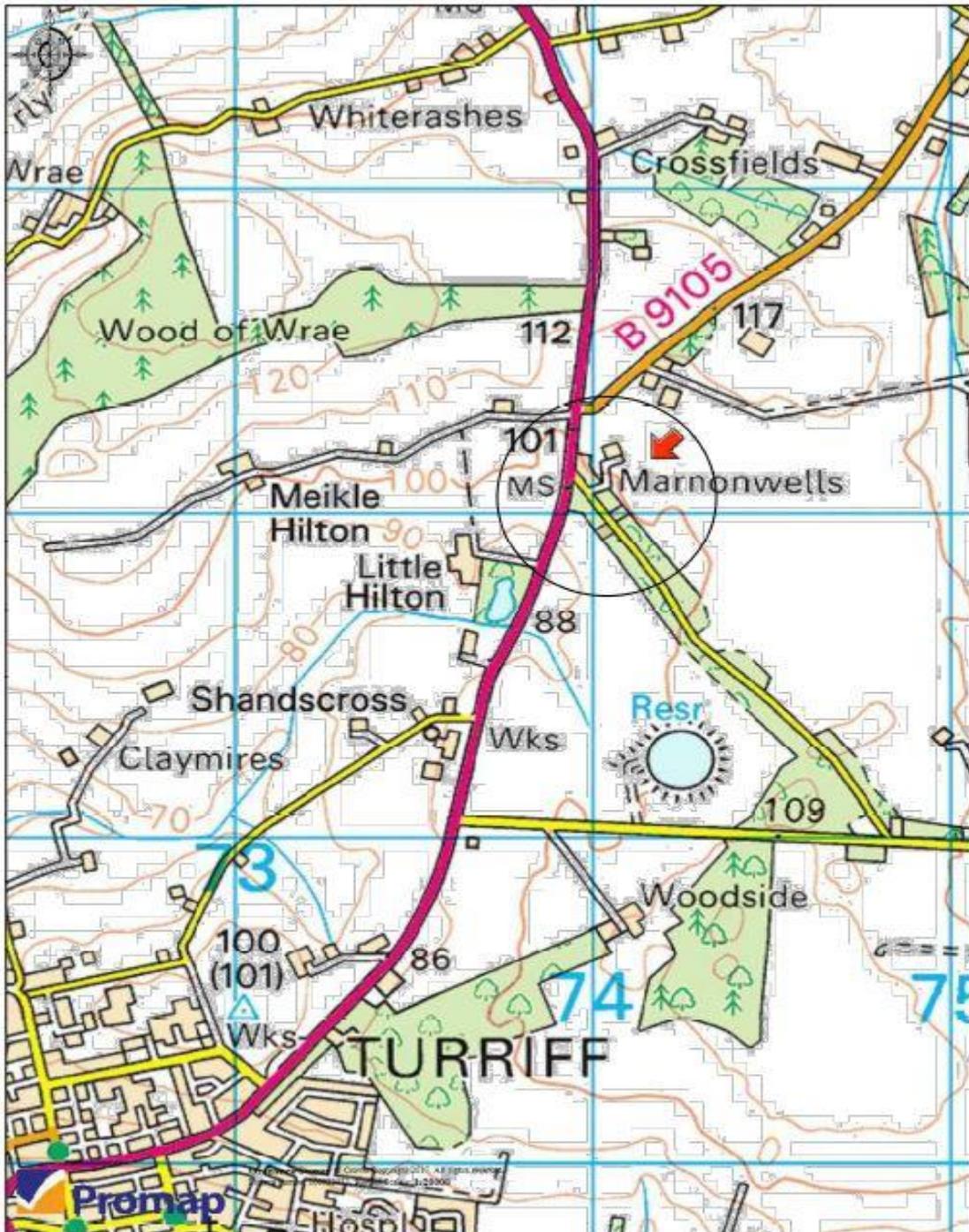
### 11.1 **REFUSE for the following reason:-**

The application is not compliant with Policy C2 Renewable energy or Policy P4 Hazardous and potentially polluting developments and contaminated land as Environmental Health have determined that there would be an unacceptable impact upon the amenity of receptors within 400m of the site. The application is not considered to comply with the Aberdeenshire Local

Development Plan 2017 and there are no positive factors in this instance that would justify supporting a departure from the plan.

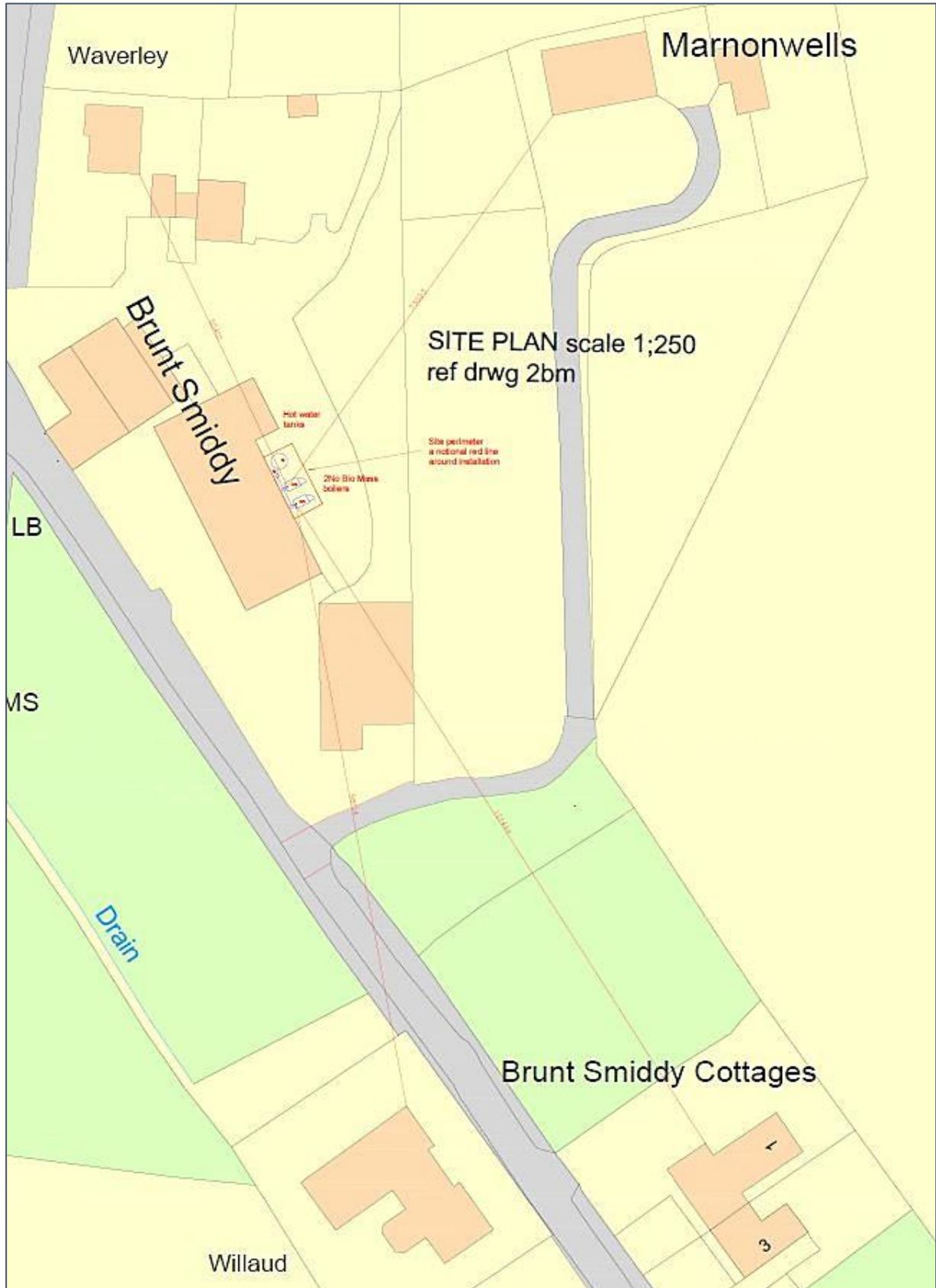
Stephen Archer  
Director of Infrastructure Services  
Author of Report: John Todd  
Report Date: 6 December 2018

LOCATION PLAN 1:20000



BIOMASS  
BOILERS

Mr & Mrs Mackie  
Bruntsmiddy  
Turriff  
Aberdeen  
AB5



## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Alan Gaul

Address: Little Whiterashes Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good to see a thriving family business investing in equipment to improve working conditions for their young employees. Using a green option as a heat source is always good for the environment and good to see the equipment set up correctly using processed timber leaving little to no smoke or smell from the flues.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Graeme Mackie

Address: Little Hilton Farm Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I wholeheartedly support this application for supplying a renewable heat source to this type of business, any engineering premises is by its nature a cold building full of cold steel and equipment. To be able to heat these premises with a renewable and sustainable source of energy should be supported. This is a rural business which provides an essential service to other local businesses.We live close to these biomass boilers and have not had a problem with their omissions.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Whiterashes Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mrs Maria Frome

Address: 3 Bruntsmiddy Cottages Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My husband and I would like to support our local smiddy by lending our names in support of their application for the biomass boilers. We have not been disturbed in any way by these boilers and we do not object to their presence.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Duncan Gray

Address: Meikle Hilton Farm Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As an owner of a Farming business local to Brunt Smithy I would like to offer my support to this application and I fully support the use of Green energy in our local area. This applicant is using the energy to help keep the workshop building warm, this warm environment then helps in various ways. Its a far more comfortable working area for all staff involved which is a major health and safety benefit. It stops the bare steel that the staff are working on from getting damp, damp steel requires more time and effort to prepare for welding painting etc. Before the boilers were installed various mobile kerosene burners were used for heat this created a work area with high CO2 and was a major fire risk. With these factors in mind the green energy heat helps keep production up during cold spells which helps keep this small local family business competitive which in turn help other small businesses like mine in the area which helps everyone.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Alan Twatt

Address: Mains of Balmaud King Edward Banff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Brunt Smiddy near Turriff sits in the centre of an important Agricultural area.

There are many farms in the area heavily involved in the production of Agricultural products for export.

They are dependant on Mr Mackie and his staff for the repair and service of essential equipment.

The proposed installation of the biomass boilers will enhance the working environment where much of the work involves handling very cold steel in winter.

The fact that green energy involved makes the proposal even more acceptable.

I would ask the Planners to view the application favourably.

J. Alan Twatt.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Scott Paterson

Address: Gowanwell Woodside Of Delgaty Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In my opinion the biomass boilers are a good sustainable way of heating a property and they cause no problems to us living a few hundred yards away.

A comfortable working environment helps make for a safe working environment.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Charles Gray

Address: Greenacres Portsoy Banff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Gray Farms Ltd would like to support RDM Engineering's application for biomass boilers. It is very important to encourage young innovative agricultural engineering companies like RDM. Based in Portsoy, they are our nearest blacksmith/repair/engineering company capable of carrying out complex work on a wide range of modern agricultural equipment. Electrical work, welding and painting steel are more efficiently carried out in a sustainable, dry and warm environment.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mrs Alison Smith

Address: Knock na gobhair Craigston Turriff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We live close by and drive past 2/3 times a day. I can say I have never noticed any smell or smoke while driving past.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Chris Powell

Address: Montbletton Banff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application should be fully supported, as the installation of Biomass Boilers is a green and energy efficient way of heating large workshop areas effectively. The local community relies on trades to provide services to support all industry and this can only be achieved by creating a welcome working environment for customers and employees. Biomass provides this and contributes to a greener atmosphere.

I fully support this application.

C Powell

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Neil Gullan

Address: Richmond cottage Crossfields Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to offer my support for this planning application: as a neighbour and I regularly pass the smiddy I have found that the boilers have had no negative impact on the surrounding area. As a customer of the smiddy it has significantly improved the working environment and condition of the steel stored and fabricated within the workshop more so during damp winter months.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr ricky Mackie

Address: Broomlea St andrews drive Turriff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The biomass boilers are a great way to produce clean warm air for working in compared to the past kerosene burners,

They have allowed the business to fill a full time position for 1 member of staff which is learning engineering and fabrications skills which can only be filled part time but the boilers then fill a full time position preparing timber alongside another part time job preparing timber

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Scott Mckenzie

Address: Marnonwells Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I completely support these biomass boilers I think it's a great way of heating a very cold workshop this system allows it to be a comfortable working place. The timber storage and deliveries are always kept clean and tidy they never affect access to my or neighbouring property's. The boilers don't affect me in anyway.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Adam Thompson

Address: 29 Vancouver Way Peterborough

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to provide my supporting comments for this planning application for the Biomass Boilers in question. The installation of these appliances has resulted in the removal and decommissioning of numerous fossil fuel fired plant from the premises heated and reliance on fossil fuels. This has also reduced the businesses "Carbon Footprint." The premises heated are used for agricultural repair works and requires heating to make the conditions within the workshop reasonable to work within and also improves efficiency of work carried out there. These Biomass Boilers have made a significant positive impact on this business.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Billy Walker

Address: Shandonan The Belts, Delgaty TURRIFF

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application for the 2 biomass wood burner boilers at Bruntsmiddy, Turriff. There has been no impact on our neighbourhood and it is good to see a local family business investing time and money to sustain business and create a better working environment for themselves and their employees

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Calum Ross

Address: Gowanpark Cottage Balmellie Road Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application has been submitted by a business which is in close proximity to my own business. The biomass boilers have no impact on my business and I have no objections to the application being passed.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Robert Hay

Address: Luncarty Turriff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:RDM Engineering are running an engineering business from the workshop at Bruntsmiddy. They have installed wood biomass boilers to heat the workshop area. This green energy is good for the environment and helps them to run a successful business.

We pass the workshop daily and there is no more smoke than from the neighbouring houses that have wood fires.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr William Rae

Address: Benview Little Hilton Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a neighbour we would like to offer our support, it's our opinion the boilers have not caused any problems within the neighbourhood. We can see that they put a lot of work ensuring that the boilers work will to ensure no nuisance caused.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mrs Emma Allan

Address: Trafford House

### Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Biomass boilers are a very good way of heating a property and is a lot better environment for the employees to work in, my husband has done lots of work out at smiddy and theirs never been a smell from the boilers, it's a great investment to put back into the business.

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Brian Morrison

Address: Morrison Motors Turriff Ltd Greengates, Banff Road Turriff

### Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The use of green energy to improve the working conditions of the applicant and his employees should be encouraged as the services provided by this business are very much required in this local area. This business works long hours all through the year and the effort and investment to improve the working conditions should be encouraged. Rural Aberdeenshire needs a vibrant local economy to safeguard jobs and continued investment in infrastructure.



Willaud  
Turriff  
AB53 5PN

Aberdeenshire Council, Planning Services  
John Todd  
Buchan House  
St Peters Street  
Peterhead  
AB42 1QF

With reference to planning application Reference: APP/2018/2319

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank (Retrospective)

Case Officer: John Todd

As neighbours of Mr R. Mackie of Waverley Turriff Aberdeenshire AB53 5PN we wish to object to this proposal on the following grounds.

The Biomass Wood Burning Boilers and Insulated Accumulation Tank are sited approximately 80 to 100 metres from our property.

Since the boilers were installed my husband has on numerous occasions had concerns about the smoke coming from the boiler chimneys, both in our garden and entering our home. He went see Mr R Mackie to raise these concerns and was told to close the windows.

Most of the smoke occurs early in the morning and late at night.

The installation of these boilers has had a serious impact on the amenity to our property and my husband's health, he suffers from asthma, COPD and a heart condition. As you will be aware, smoke from any source is the cause of COPD and continued exposure to smoke seriously affect the health of the sufferer.

Yours faithfully

A solid black rectangular box redacting the signature of the sender.

**From:** [REDACTED]  
**To:** [Planning Online](#)  
**Subject:** Fwd: Planning application APP/2018/2319 installation of 2 biomass wood burning boilers AB53 5PN  
**Date:** 22 November 2018 14:52:00

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**Subject: Planning application APP/2018/2319 installation of 2 biomass wood burning boilers AB53 5PN**

Dear Sir,

I write in reference to the above application and my support for the application which I would appreciate being part of the council's decision when evaluating the said planning application.

My comment is based on the impact on the local environment as being a sustainable source of heating now and for the future as it based on renewable source of material. In addition extremely minimal waste is a resulting factor.

Yours faithfully,

Charles Powell  
Gallowmyre Kennels  
Pitroddie  
Perth  
PH2 7NU

Sent from my iPad

## Comments for Planning Application APP/2018/2319

### Application Summary

Application Number: APP/2018/2319

Address: Waverley Bruntsmithy Turriff Aberdeenshire AB53 5PN

Proposal: Installation of 2 Biomass Wood Burning Boilers and Insulated Accumulation Tank  
(Retrospective)

Case Officer: John Todd

### Customer Details

Name: Mr Leo Stridgen

Address: 2 Bruntsmiddy Cottages Turriff

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On behalf of my wife and myself, I wish to object to this proposal on the following grounds.

The site of the Biomass Wood Burning Boilers and Insulated Accumulation Tank is approximately 100 metres to the North West of our property. There are trees separating our property from the boilers, which in the summer, to some extent, screens us from the full impact of the emissions from these boilers. But this is not the case in the winter when there are no leaves on the trees and emissions from the development could result in undue loss of amenity to our property and injury to our health.

I note that Environmental Health have lodged an objection on the same grounds.

I also note that the majority of the supporters of this development do not live within 400 metres of the boilers, in fact only three do and one of those relies on employment at the Smiddy. The majority of them live more than a kilometre some several kilometres and are unlikely to be directly affected by the emissions. Two are family members working in the business.

As a member of several green energy community co-ops (wind and hydro), I am in favour of using green energy wherever possible, but I have to question the "green" credentials of these boilers.

The idea that they are using green energy is based on the false premise that burning wood is carbon neutral, and sustainable.

It is neither of these things, trees act as a carbon sink and store carbon over their lifetime. The trees used to fuel the burners, took the previous 30 to 60 years to grow and store the carbon, it is released back into the environment in a matter of hours. In order for it to be carbon neutral you would have to be growing the wood as fast as you are burning it.

Sustainability would require a local 200 acres of coppiced woodland managed on a 10 year crop rotation just to supply these two burners.

Biomass pellets could be used, some of these are manufactured from scrap timber and offcuts,

but such is the demand that the majority of this material is manufactured from standing forest trees and is shipped from either from North America or Eastern Europe by land and sea using fossil fuel to harvest, manufacture and transport this so-called green energy. Vast swaths of forest in the U.S. Romania and other East European Countries are being felled to supply these pellets. It has been estimated that by 2030 there will be a 30 per cent reduction in Forestry across Europe and that includes this country. That means a loss of the carbon sink and more CO<sub>2</sub> in the atmosphere. Beside the problems I've just outlined, there are still the other products of combustion to contend with such as Nitrogen Dioxide which is 300 times more potent as a greenhouse gas than CO<sub>2</sub> and lasts 120 years in the atmosphere. Methane is also produced and is 21 times more potent than CO<sub>2</sub>, as well as other noxious gases and particulates.

I suppose this is all fine if you live some distance away and not concerned about the future for our children, grandchildren and the generations to follow. A good idea? I don't think so and I urge the planning department to reject this proposal