

ABERDEENSHIRE COUNCIL

BUCHAN AREA COMMITTEE

BUCHAN HOUSE, PETERHEAD, 14TH MAY 2019

Present: Councillors N Smith (Chair), D Beagrie (Vice Chair), A Allan, A Buchan, S Calder, A Fakley, J Ingram, A Simpson, S Smith and Councillor I Sutherland

Apology: Councillor M Buchan

Officers: Chris White, Buchan Area Manager (Business Services); Iain Meredith, Senior Solicitor - Governance (Business Services); Sally Wood, Senior Planner (Infrastructure Services); Nick Brown, Regeneration Executive (Infrastructure Services); Peter MacCallum (via skype), Roads Development Manager (Infrastructure Services); and Theresa Wood, Area Committee Officer (Business Services)

PETERHEAD FOOTBALL CLUB

Councillor Beagrie asked that the Committee join with her in congratulating Peterhead Football Club in having clinched the Ladbrokes League 2 Title at Hampden recently, and have now moved up to League 1.

The Committee **agreed** that a letter of congratulations be sent to the Manager, Players, Board and all the Supporters, and to wish them every success in the coming season.

BUCHANHAVEN HEARTS JUNIOR FOOTBALL CLUB

Councillor Beagrie also proposed that the Committee send a letter of congratulations to Buchanhaven Hearts Junior Football Club who recently won the North East Region Division 2 Title, and have been promoted to Division 1. This is the first piece of silverware that the Club has won in 10 years.

The Committee **agreed** that a letter of congratulations be sent to all those involved, and to wish them every success in the coming season.

1. DECLARATIONS OF MEMBERS' INTERESTS

The Chairman asked Members if they had any interests to declare in terms of the Councillors Code of Conduct –

- (1) Councillor D Beagrie declared an interest in Item 5 by virtue of her role as a Feuars Manager, however, she concluded her interest to be remote and insignificant. Therefore, Councillor Beagrie advised she would remain and participate in this item, and
- (2) Councillor I Sutherland declared an interest in Item 5 by virtue of being an owner of a business within the town centre and given his connections with the church. However, Councillor Sutherland concluded his interests to be remote and insignificant and advised he would remain and participate in the item

2. STATEMENT ON EQUALITIES

In making decisions on the following items of business, the Committee **noted** the requirement, 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 23RD APRIL 2019

The Minute of the Meeting of 23rd April 2019 had been circulated and was **approved**.

4. NEW PLANNING APPLICATIONS

The Committee had before them reports by the Director of Infrastructure Services on planning applications for determination in terms of the Town and Country Planning (Scotland) Acts 1972 and 1997 and **agreed** to dispose of the applications as detailed in Appendix A attached to this Minute.

- (a) APP/2019/0053 Full Planning Permission for Erection of 2 Glamping Pods at Howford, High Street, Strichen
- (b) APP/2019/0533 Full Planning Permission for Erection of Dwellinghouse and Formation of Footpath at Site at Glebefield, Longside

5. DEVELOPMENT WORK FOR AN APPLICATION TO NATIONAL LOTTERY HERITAGE FUND (NLHF) AND CONSERVATION AREA REGENERATION SCHEME (CARS) FOR PETERHEAD

A report by the Director of Infrastructure Services had been circulated advising the Committee of the need for development work to pave the way for a successful bid to external partners for the Conservation Area Regeneration Scheme and/or National Lottery Heritage Fund, with the aim of engaging local stakeholders and repair, conserve and enhance key areas in the core of Peterhead's Outstanding Town Centre Conservation Area with economic, social, environmental and cultural benefits.

The Committee **agreed** to welcome the report and allocate £75,000 from the Regeneration Reserve Fund to support the necessary development work for advancing a potential bid to the National Lottery Heritage Fund and/or Conservation Area Regeneration Scheme in 2020 for Central Peterhead.

APPENDIX A

NEW PLANNING APPLICATIONS

- (a) **Full Planning Permission for Erection of 2 Glamping Pods at Howford, High Street, Strichen**
For: S & C Greig, Howford, High Street, Strichen
Reference No: APP/2019/0053

The Committee **agreed** to Refuse Full Planning Permission for the following reasons:-

01. The proposals would have an unacceptable impact upon the setting of the Category 'C' Listed Building Howford Farmhouse due to its close proximity to the Listed Building adjacent to the Principal elevation, and therefore the proposal is in conflict with Scottish Planning Policy, Historic Environment Scotland Policy and Aberdeenshire Local Development Plan 2017 Policy HE1 Protecting Historic Buildings, Sites, and Monuments and Policy P1 Layout, Siting and Design.
02. The proposal will have a negative visual impact upon the Listed Building which is currently central to the sense of place at Howford. Policy P1 Layout, Siting and Design requires development to be distinctive with a sense of local identity through the creation of a sense of place. The application does not accord with these principles, and accordingly is in conflict with Policy P1 of the Aberdeenshire Local Development Plan 2017.
03. The application has failed to demonstrate that the site can be safely accessed by vehicles and it has not been demonstrated that there is sufficient onsite parking and turning space, contrary to road safety. For these reasons the application fails to demonstrate that it is not in conflict with Policy RD1 Providing suitable services of the Aberdeenshire Local Development Plan 2017. Furthermore, as there are no details of parking and turning provision the Planning Authority is unable to assess the impact of the proposal in terms of its visual impact contrary to Policy P1 Layout, Siting and Design and Policy and HE1 Protecting Historic Buildings, Sites, and Monuments of the Aberdeenshire Local Development Plan 2017.
04. The application has failed to submit any information relating to the disposal of treated foul water, as a result it has not been demonstrated that the proposal will not have significant impacts in terms of pollution and impacts on the environment and public health. For these reasons the application fails to demonstrate that it is not in conflict with Policy RD1 Providing Suitable Services of the Aberdeenshire Local Development Plan 2017.

- (b) **Full Planning Permission for Erection of Dwellinghouse and Formation of Footpath at Site at Glebefield, Longside, Peterhead**
For: Mr Leslie Alexander, Mains of Ludquharn, Longside, Peterhead
Per: Ms Paula Gibson, Taylor Design Services, The Studio,
New Inn Courtyard, Market Street, Ellon
Reference No: APP/2019/0533

Following a brief discussion, Councillor Ingram moved as a motion, seconded by Councillor Fakley, that Full Planning Permission be Refused given that the proposed dwellinghouse does not comply with Policy P1 Layout, siting and design as the proposal is not in keeping with the surrounding area.

As an amendment, Councillor Simpson, seconded by Councillor Calder, moved that Full Planning Permission be Granted subject to the conditions detailed in the report.

The Members of the Committee voted:-

For the motion (7) Councillors N Smith, Beagrie, Allan, Fakley, Ingram, S Smith and Sutherland

For the amendment (3) Councillors A Buchan, Calder and Simpson

The motion was therefore carried and the Committee **agreed** that Full Planning Permission be Refused given, in the opinion of the Buchan Area Committee, that the proposed dwellinghouse does not comply with Policy P1 Layout, siting and design as the proposal is not in keeping with the surrounding area.