

DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS)

ABERDEEN, 25 July 2013. Minute of Meeting of the DEVELOPMENT MANAGEMENT SUB COMMITTEE (VISITS). Present:- Councillor Milne, Convener; and Councillors Boulton, Cormie, Finlayson, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson.

The agenda and reports associated with this minute can be found at:-

<http://committees.aberdeencity.gov.uk/mgConvert2PDF.aspx?ID=2971&T=10>

LAND AT WOODEND FARM, CULTER HOUSE ROAD, PETERCULTER - P121581

1. With reference to article 9 of the minute of meeting of the Development Management Sub Committee of 18 July, 2103, wherein the Sub Committee agreed to visit the site, the Sub Committed had before it a report by the Head of Planning and Sustainable Development **which recommended:-**

that the Sub Committee refuse the planning application in respect of planning permission in principle for the proposed residential development at Woodend Farm, Culter House Road, Peterculter, Aberdeen for the following reasons:-

- (1) That the proposal, if approved, would undermine the principles of controlling development and preventing sporadic housing in the Green Belt, lead to the erosion of the character of such areas and adversely affect the landscape setting of the City contrary to the provisions of Scottish Planning Policy and Policy NE2 'Green Belt' of the Aberdeen Local Development Plan.
- (2) That the proposal, if approved, would be contrary to Scottish Planning Policy, the Aberdeen and Shire Structure Plan key objective on accessibility and Policy D3 of the Aberdeen Local Development Plan by reason that the development would be isolated and remote from the settlement of Peterculter, would be inaccessible by public transport and thus would be reliant on the private car.
- (3) That the proposal, if approved, would set an undesirable precedent for applications of a similar nature which would result in the proliferation of sporadic housing in the Green Belt, leading to the erosion of the character of such areas and adversely affecting the landscape setting of the City.

Prior to determining the application in question the Convener made reference to a letter from Mr Rothnie of Neil Rothnie Architects which had been sent to all members of the Sub Committee. The letter outlined perceived inaccuracies in the planning officer's report before the Sub Committee on the 18th of July, 2013 and made some observations as to the planning officer's conduct during the Sub Committee.

The Convener explained that he believed the planning officer had behaved appropriately at the Sub Committee meeting and that a response to the letter from Neil Rothnie Architects had been circulated to all members of the Sub Committee. Members confirmed that they had had the opportunity to consider the content of that response. The Head of Planning and Sustainable Development also provided feedback in relation to the points raised by Mr Rothnie stressing the importance of planning

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officers ensuring that members are given the best possible professional advice to help them determine planning applications.

The Sub Committee then heard from planning and roads officials in relation to the application, following which members asked various questions of the officers in attendance.

The Convener moved, seconded by Councillor Cormie:-

that the application be refused in accordance with the details contained in the report.

Councillor Boulton moved, seconded by Councillor Finlayson:-

that the application be approved as the road network was suitable and could cope with the level of traffic generated by the development and that the local schools could also cope with any increase in pupil numbers and that similar applications had been approved in the area meaning that therefore there was not a precedence to be set if the application were to be approved.

On a division, there voted:-

For the motion (9) – the Convener; and Councillors Cormie, Grant, Jaffrey, Lawrence, MacGregor, McCaig, Jean Morrison MBE and Thomson.

For the amendment (2) – Councillors Boulton and Finlayson.

The Sub Committee resolved:-

to adopt the motion.

- **RAMSAY MILNE, Convener.**