



APPLICATION REF NO. 231289/S42

Development Management
Strategic Place Planning
Business Hub 4, Marischal College, Broad Street
Aberdeen, AB10 1AB

Tel: 01224 523470 Email: pi@aberdeencity.gov.uk

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997 - Section 42

Section 42 (Variation to Conditions)

McWilliam Lippe Architects
4 St James's Place
Inverurie
AB51 3UB

on behalf of **Mr & Mrs G. Stewart**

With reference to your application validly received on 19.10.2023
for the following development:-

Variation of condition 4 (time limit for development) of Planning Permission 221571/DPP at Greenpasture, Anguston, Peterculter, Aberdeen.

Aberdeen City Council in exercise of their powers under the above mentioned Act hereby **REFUSE PLANNING PERMISSION** for the said development in accordance with the particulars given in the application form and the following plans and documents:

Drawing Number	Drawing Type
5707-LOC	Location Plans
5707-01	Site Plan (Proposed)
22-20/002-315	Floor Plan & Elevations (Proposed)
231289-01	Approved Certificate of Lawful Use
231289-02	Section 42 – Supporting Statement
231289-03	Letter from Lambridden Stud
231289-04	Letter from Donview Veterinary Centre
231289-05	Finish Materials Photograph Record

The reasons on which the Council has based this decision are as follows:-

The continued use of the land for the siting and use of a temporary chalet / mobile home has not been designed with due consideration for its context and would have

an adverse impact on the surrounding Green Belt. There have been two earlier permissions, which have allowed the retention of the building for a period of 30-months through planning permissions 201480/DPP and 221575/DPP and a further period cannot be justified in this instance. The proposals would therefore be contrary to Policy 8 (Green Belt) of National Planning Framework 4 and Policies NE1 (Green Belt) and D1 (Quality Placemaking) of the Aberdeen Local Development Plan.

Date of Signing 3 January 2024



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL, AS AGREED WITH APPLICANT (S32A of 1997 Act)

None

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority to refuse planning permission, the applicant may require the planning authority to review the case under section 43A(8) of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. Any requests for a review must be made on a 'Notice of Review' form available from the planning authority or at www.eplanning.scot.

Notices of review submitted by post should be sent to Strategic Place Planning (address at the top of this decision notice).

SERVICE OF PURCHASE NOTICE WHERE INTERESTS ARE AFFECTED BY A PLANNING DECISION

If permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development that would be permitted, the owners of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.