



DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

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

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

Aberdeen City Council in exercise of its powers under the above mentioned Act hereby **grants planning permission** for the development specified below and shown in the approved plans and drawings.

Application Reference Number	221571/DPP
Address of Development	Greenpasture, Anguston, Peterculter, Aberdeen, AB14 0AE
Description of Development	Change of use of land for erection of temporary chalet/mobile home
Date of Decision	2 March 2023

DETAILS OF ANY VARIATION MADE TO THE ORIGINAL APPLICATION

None.

REASON FOR DECISION

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

The provision of the principle of development on site for a temporary period has previously been established on site, with further evidence submitted to as to why the development was not completed within the initially consented 18-month period, and why a further period of 7 months is required.

The Planning Authority have previously accepted that an on-site presence is required, the stud farm is in operation, and the associated dwellinghouse appears close to completion. Taking the above into account, it is considered that there are material considerations, including current personal circumstances of the applicants, which would carry sufficient weight and provide clear justification for the planning authority to support the application in this instance, notwithstanding that the requirements of Policy 8: Green Belts of National Planning Framework 4 and Policy NE2 (Green Belt) of the Aberdeen Local Development Plan 2017 may not be fully addressed.

The proposals would not be acceptable on a permanent basis due to the adverse impact on the surrounding landscape, but on a further temporary period it is considered that the proposals would not be contrary to the aims and aspirations of Policies 1: Tackling Climate Change and Nature Crises, 2: Climate mitigation and adaptation, 3: Biodiversity, 9: Brownfield, Vacant and Derelict Land and Empty Buildings, 13: Sustainable Transport, 14: Design, Quality and Place and 22: Flood Risk and Water Management of National Planning Framework 4 and Policies D1: Quality Placemaking by Design, D2: Landscape, T2: Managing the Transport Impact of Development, NE6: Flooding, Drainage and Water Quality and R6: Waste Management Requirements for New Development of the Aberdeen Local Development Plan, given the temporary nature of the proposal and the limited scale of development which would result.

A similar conclusion to the above would also be the outcome when assessed against Policies NE1: Green Belt, NE4: Our Water Environment, D1: Quality Placemaking, D2: Amenity, D4: Landscape, R5: Waste Management Requirements for New Development and T2: Sustainable Transport of the Proposed Aberdeen Local Development Plan 2020.



A full evaluation and account of the processing of the application is contained in the report of handling, which is available by entering the application reference number at <https://publicaccess.aberdeencity.gov.uk/>.

CONDITIONS

This permission is granted subject to the following conditions.

(01) USE OF CARAVAN

That the caravan site hereby granted planning permission, shall not be occupied by any person other than a person employed full-time in the stud farm (approved under application Ref P110648 & P120873) and the dependants, widow or widower of such a person in accordance with the Planning Authority's policy of restricting isolated developments in the countryside unless specifically required in connection with an essential rural occupation.

Reason: to preserve the amenity and integrity of the Green Belt and in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan, Policy NE1: Green Belt of the Proposed Aberdeen Local Development Plan 2020 and Policy 8: Green belts of National Planning Framework 4.

(02) NUMBER OF CARAVANS

That the caravan site hereby granted planning permission shall be limited to one caravan/mobile home/chalet on site at any one time.

Reason: that the justification provided and deemed necessary to allow the stud farm to become fully operational would not support multiple homes on site, and in the interests of visual amenity and to suitably protect the landscape character and setting of the Green Belt, in accordance with

Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan, Policy NE1: Green Belt of the Proposed Aberdeen Local Development Plan, and Policy 8: Green belts of National Planning Framework 4.

(03) MATERIALS

That within one month of the date of this permission, details of all external finishing materials to the roof and walls of the caravan/mobile home/chalet unit to be located on site have been submitted to, and approved in writing by the Planning Authority and thereafter the approved material finish is maintained for the duration of the caravan/mobile home/chalet unit being located on site.

Reason: in the interests of visual amenity and to suitably protect the landscape character and setting of the Green Belt, in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan 2017, Policy NE1: Green Belt of the Proposed Aberdeen Local Development Plan 2020 2017 and Policy 8 Green Belts of National Planning Framework 4.

(04) TIME LIMITS

The following time limits and related conditions on the planning permission hereby granted shall apply:

- a) The development permitted by this planning permission shall expire on the 23rd October 2023 and for no longer period.
- b) By the 23rd October 2023 the land on which the development permitted by this planning permission shall be reverted to its previous use (as land for the curtilage of the dwellinghouse or otherwise land clear of any structure permitted by this planning permission and any caravan/mobile home/chalet removed), and without prejudice to the foregoing generality, shall include the following works or operations:
 - i. Removal of any caravan/mobile home/chalet and associated structures permitted by this planning permission from the land for which this permission relates.
 - ii. The completion of any works necessary to restore the land to its previous position before the use of the caravan site was begun.
 - iii. Restoration of the land's use as curtilage to the dwelling house on the development site.

Reason: in the interests of visual amenity and to suitably protect the landscape character and setting of the Green Belt, in accordance with Policy NE2 (Green Belt) of the Aberdeen City Local Development Plan 2017, Policy NE1: Green Belt of the Proposed Aberdeen Local Development Plan 2020 2017 and Policy 8 Green Belts of National Planning Framework 4.

APPROVED PLANS AND DRAWINGS

5707-LOC
5707-01
221571-01

Location Plan
Site Layout (Proposed)
Planning Statement

Signed on behalf of the planning authority



Daniel Lewis
Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION NOTICE

RIGHT OF APPEAL

If the applicant is aggrieved by the decision of the planning authority –

1. to refuse planning permission for the proposed development;
2. to refuse approval, consent or agreement require by a condition imposed on a grant of planning permissions;
3. to grant planning permission or approval, consent or agreement subject to conditions,

the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A review request must be made using the 'Notice of Review' form available from <https://www.eplanning.scot/>.

SERVICE OF PURCHASE NOTICE

If permission to develop land is refused or granted subject to conditions, 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 which has been 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 (as amended).

CONDITIONS



Failure to comply with any condition or limitation subject to which planning permission has been granted is a breach of planning control and may lead to enforcement action being initiated.

A request to discharge a condition which requires the submission and approval of information must be made by submitting the form available at <https://www.aberdeency.gov.uk/post-decision-submissions>.

COMMENCEMENT AND COMPLETION OF DEVELOPMENT

Prior to implementing this planning permission, a person intending to do so, must give notice to the Council of the date development is expected to commence, by submitting Form A. Failure to do so is a breach of planning control and may lead to enforcement action being initiated.

Subsequently, as soon as is practicable after completion of the development, notice must be given

to the Council of the completion date, by submitting Form B.

Forms can be submitted to pi@aberdeencity.gov.uk or the address at the top of this notice.

OTHER CONSENTS

This permission does not provide exemption from obtaining other consents administered by Aberdeen City Council, such as listed building consent, building warrant, premises license, or roads construction consent. Those carrying out development associated with this permission are responsible for obtaining all relevant consents from the Council and other regulatory bodies.

Notification of Initiation of Development

Town and Country Planning (Scotland) Act 1997 – Section 27B

Application reference number: 221571/DPP

Site address: Greenpasture, Anguston

Date of decision: 2 March 2023

Person or company intending to carry out the development	
Name and address	
Phone number or e-mail address	
Owner of the land to which the development relates (if different from above)	
Name and address	
Phone number or e-mail address	
Site agent or contractor appointed to oversee development	
Name and address	
Phone number or e-mail address	

Date it is intended to initiate development: DD / MM / YYYY

General Data Protection Regulations – How we use your data

Aberdeen City Council collects, maintains and processes automatically information about you for the purposes of processing and determining planning applications and may be used for consultation purposes where applicable under legislation. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 or otherwise as required by law, including disclosure to other agencies (for example Scottish Fire and Rescue Service, Police Scotland, NatureScot, Historic Environment Scotland) as required for the purposes of determining this application.

For the purposes of processing this information Aberdeen City Council is the Data Controller. The Information Commissioner Office is the UK's regulator of data protection law (www.ico.org.uk). For further information on how we use, store & protect your data please see our website www.aberdeencity.gov.uk/your-data/privacy-notice/your-data-planning-application

Notification of Completion of Development

Town and Country Planning (Scotland) Act 1997 – Section 27B

Application reference number: 221571/DPP

Site address: Greenpasture, Anguston

Date of decision: 2 March 2023

Person or company completing development	
Name and address	
Phone number or e-mail address	

Date on which development was completed:

DD / MM / YYYY

General Data Protection Regulations – How we use your data

Aberdeen City Council collects, maintains and processes automatically information about you for the purposes of processing and determining planning applications and may be used for consultation purposes where applicable under legislation. Information will be disclosed only in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 or otherwise as required by law, including disclosure to other agencies (for example Scottish Fire and Rescue Service, Police Scotland, NatureScot, Historic Environment Scotland) as required for the purposes of determining this application.

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