

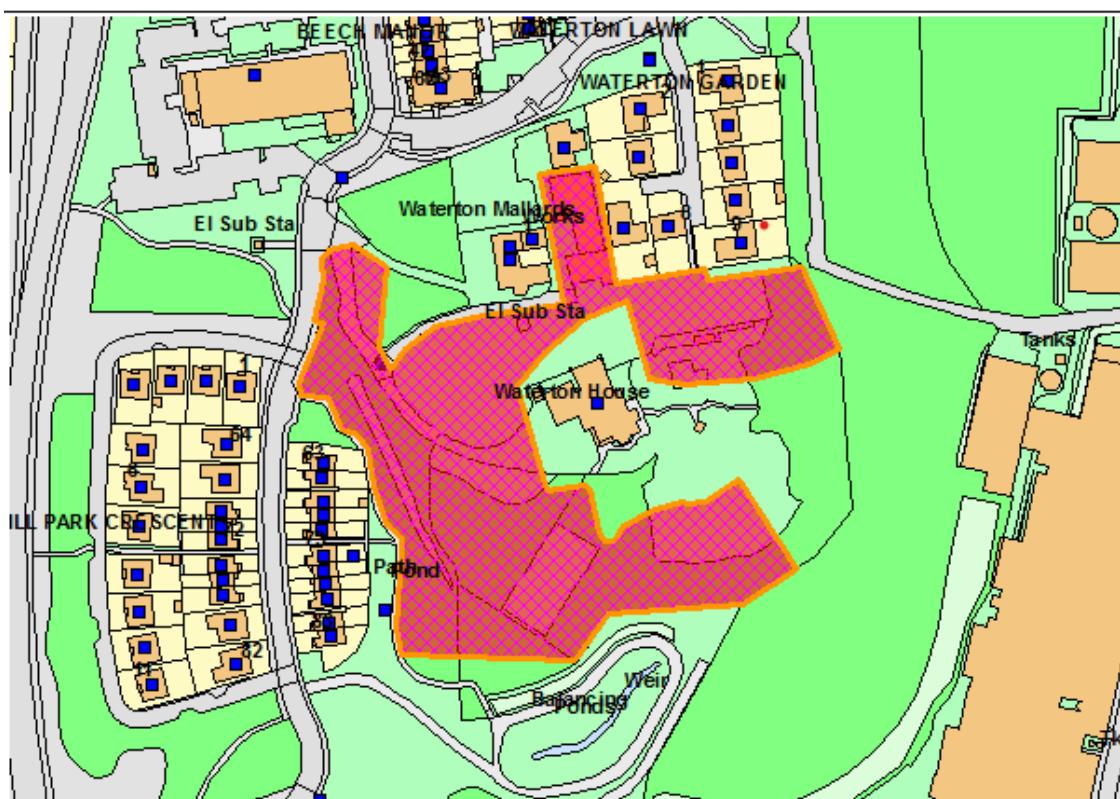


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 19 June 2025

Site Address:	Waterton House, Stoneywood Terrace, Stoneywood Aberdeen AB21 9HX
Application Description:	Erection of 14 Residential Plots (Including 25% Affordable Housing) and Supporting Infrastructure, Landscaping and Open Space; Including Demolition of Existing Industrial Unit
Application Ref:	230297/PPP
Application Type	Planning Permission in Principle
Application Date:	15 March 2023
Applicant:	Mr N Robson
Ward:	Dyce/Bucksburn/Danestone
Community Council:	Dyce And Stoneywood - Pre Review 2024



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RECOMMENDATION

Approve conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing.

APPLICATION BACKGROUND

Site Description

The site of 1.53ha consists of a large part of the partially wooded grounds of Waterton House, which is located in Stoneywood. The site is roughly 'C' shaped, and wraps around the Category B listed Waterton House and its private garden ground, comprised areas of grass and hardstanding. A large number of mature trees lie within the site and most are healthy. Trees within the western area of the site are identified as Ancient Woodland Inventory, with much of the remainder shown in the National Forest Inventory, the woodland around the house is shown on maps from 1865 within the submitted Archaeology Report. The surrounding area is predominantly residential in character, with the site bound by residential dwellings in Stoneywood Estate to the north and west, part of Dandara's Stoneywood development built out in the last ten years. Interspersed throughout the residential dwellings are areas of open space and woodland. The application site is bordered by woodland to the east and a SUDs basin to the south. A path leads from Beech Manor through the woodland to the rear of the houses, at some point since the application was submitted, heras fencing panels have been erected along the eastern side of the path, so that the path remains accessible with access to the woodland to the east being restricted. Further to the east is the Stoneywood papermill site

The site comprises of Waterton House, a category B listed two storey harled building with a single storey office set in substantial private gardens. Adjoining Waterton House to the north is an industrial shed with approximately 500m² floor area and an expansive area of hardstanding outdoor storage and, known as Waterton Yard, which also falls within the application site. The industrial uses of Waterton Yard include industrial conveying, fabrication, manufacturing, open storage and engineering support services.

The application site is currently accessed by a driveway from Beech Manor. This access is shared by the adjoining dwelling of Waterton Mallards to the north.

Aberdeen International Airport lies 2.2km to the north-west and Dyce Railway Station is located 2.3km to the north-west. The national cycle route and the core path network are also in close proximity to the proposed development.

The site is within walking distance of an M & S foodhall and Co-op convenience store, located just 150m to the northwest.

Relevant Planning History

- 110561 – Erection of 5 detached dwelling houses and associated domestic garages was Approved conditionally on 14 July 2011. This permission related to the northern part of the current application site and has since expired.

APPLICATION DESCRIPTION

Description of Proposal

The application seeks planning permission in principle for the creation of fourteen residential plots on the site. The plans illustrate indicative footprints for detached houses and associated access, garden areas and boundary planting. Plots areas range from 400 – 800sqm. The proposal involves demolishing existing buildings in the northern area of the site, including a single-storey granite building with a lean-to and a modern warehouse building. These buildings appear to be used in conjunction with the yard area between them and Waterton House.

Existing established trees and boundary planting would be retained and used as a setting for the proposed housing. Two individual trees (Norway spruce and Rowan, both semi-mature at 6 meters in height) and one group of mature Sycamores (16 meters in height) would be felled for the development. Additionally, six trees and one group of Sitka spruce would be felled for woodland management and health and safety reasons.

The submitted indicative site plan illustrates that the a new access from Beech Manor would be provided and would serve nine of the proposed plots. A further new access road would be formed off this, leading southwards to serve a further four plots, along with Waterton House.

Amendments

The number of plots has been reduced from 16 to 14.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRB5LYBZHFO00>

Environmental Walkover Survey Report (Revision A)

Heritage Statement

Noise Impact Assessment

Design Statement

Archaeological Assessment

Drainage Strategy Plan

Planning Statement

Transport Statement

Geo-environmental desk study

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- it is being recommended for approval and has been the subject of six or more timeous letters of representation containing material planning considerations that express objection or concern about the proposal.

Determination of the application therefore falls outwith the scheme of delegation.

CONSULTATIONS

Aberdeen City Council (ACC) Internal Consultees

Archaeology Service (Aberdeenshire Council) – No objection. Agrees with the archaeological requirements contained in the report and recommends attachment of a condition requiring a photographic survey of existing buildings and structures to be demolished.

ACC - Developer Obligations – Required contributions as follows:

Primary Education - £14,620

Secondary Education - £78,828

Healthcare - £12,505

Affordable Housing – On site provision or a commuted sum for 3.5 units.

ACC - Environmental Health – Agrees with Noise Impact Assessment report findings and provided these are implemented and installed, an acceptable level of residential amenity would be achieved in respect of noise.

ACC - Roads Development Management Team – Do not object to the application.

Requirement for a condition to be attached with regards to the design of the access off Beech Manor and footway to rear of proposed parking space on access road, including provision of visibility splays.

Site is zoned within the outer city and not in a controlled parking zone. Good standard of footways existing in the area immediately outside the site; cycling is on carriageway and facilities around the site area good. Local amenities are available within a 20 minute walk. Public transport provision is good.

Application notes that parking will accord with standards – this should be conditioned.

Electric vehicle charging is required for each property – this should be conditioned.

ACC - Waste and Recycling – Plans showing a communal collection point for plots 7-10 on the access road and for plots 2-3 and 4-6 are acceptable together with the requirement for double yellow lines within the turning head adjacent to plot 3.

External Consultees

Dyce And Stoneywood - Pre Review 2024 Community Council – No comments received.

Scottish Water – No objection. Unable to confirm capacity for water; there is capacity for foul drainage only. There is a 525mm combined sewer within the boundary of the site.

REPRESENTATIONS

Fourteen representations have been received (all in objection). The matters raised can be summarised as follows –

Material Considerations

1. Proposal would result in over development of the area with too many plots on the site, resulting in an adverse impact on its character and amenity.
2. The industrial use is described as unsightly, however, this has not been experienced by residents that would be affected by the proposed development. Submissions state that the proposal would remove the impact of HGVs accessing the industrial use, however, this access rarely happens in reality.
3. Loss of green space. Impact on green space network, urban green space, paths and recreation, with fragmentation of network of green spaces. Proposal is contrary to those policies.
4. Loss of trees and impact on woodland. Trees to be felled are the most visible ones.
5. Height of properties would impact light, privacy and outlook of existing houses. With new houses being able to view existing houses.

6. That proposal to erect a house of more than one storey to rear (east) of 81 Beech Manor, would result in further overshadowing of rear garden.
7. Adverse impact on air quality.
8. Adverse impact on well-being and healthy environment.
9. Impact on wildlife, biodiversity and protected species (bats, red squirrels, owls, woodpeckers, house sparrows are mentioned); several trees have been felled with resultant reduction in wildlife activity.
10. Beech Manor is already busy with traffic with two supermarkets, more houses will result in more traffic; speeding traffic creates a danger particularly for children. Residents have already requested traffic calming for Beech Manor.
11. Adverse impact by removing well-used visitor parking on Beech Manor, leading to on street parking creating congestion. Walkers also use the parking bay when visiting footpaths.
12. Unsafe point of access adjacent to bend in road on Beech Manor.
13. Pedestrian access on a shared surface would be inconsistent with the nearby roads where there are pavements.
14. Potential adverse impact on setting of listed building.
15. Impact on landscape features.
16. Proposal does not comply with Stoneywood Development Framework & Masterplan. Lack of consultation on Masterplan, which does not show this area for housing development.
17. Impact of additional residents on local school and doctors surgery.
18. Proposal is contrary to many relevant policies in the development plan.

Non-Material Considerations

1. Disturbance due to construction, including because self-build houses may be built at different times.
2. Title deeds shown boundary of objector's property conflicts with the outline proposal and the land on which affordable housing is proposed. Further ownership confusion over the area of the proposed access and ownership of land along Beech Manor at northern edge of site.
3. Residents were assured by Dandara (builder of existing housing) that no further housing would be built adjacent or near Waterton House.
4. Over 4 years ago the applicant fenced off the proposed site, due to youths congregating. Tree surgeons were then brought in to remove trees, residents were not aware before work was carried out.
5. Archaeology Statement mentions proposed development of Waterton House – the current application significantly under-estimates the impact on the area.
6. Provision of affordable housing may result in anti-social behaviour as is the case for other similar housing in the area.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Development Plan

National Planning Framework 4

National Planning Framework 4 (NPF4) is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 4 (Natural Places)
- Policy 5 (Soils)
- Policy 6 (Forestry, woodland and trees)
- Policy 7 (Historic Assets and places)
- Policy 9 (Brownfield, vacant and derelict land and empty buildings)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality Place)
- Policy 15 (Local Living and 20 minute neighbourhoods)
- Policy 16 (Quality Homes)
- Policy 18 (Infrastructure First)
- Policy 19 (Heating and Cooling)
- Policy 20 (Blue and green Infrastructure)
- Policy 21 (Play, recreation and sport)
- Policy 22 (Flood risk and water management)
- Policy 23 (Health and safety)
- Policy 24 (Digital infrastructure)

Aberdeen Local Development Plan 2023 (LDP)

- Policy H1 (Residential Areas)
- Policy D1 (Quality Placemaking)
- Policy B3 (Aberdeen International Airport and Perwinnes Radar)
- Policy D2 (Amenity)
- Policy D4 (Landscape)
- Policy D5 (Landscape Design)
- Policy D6 (Historic Environment)
- Policy D7 (Our Granite Heritage)
- Policy H3 (Density)
- Policy H4 (Housing Mix and Need)
- Policy H5 (Affordable Housing)
- Policy NE2 (Green and Blue Infrastructure)
- Policy NE3 (Our Natural Heritage)
- Policy NE4 (Our Water Environment)
- Policy NE5 (Trees and Woodland)
- Policy R2 (Degraded and Contaminated Land)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy R6 (Low and Zero Carbon Buildings and Water Efficiency)
- Policy T2 (Sustainable Transport)

- Policy T3 (Parking)
- Policy WB1 (Healthy Developments)
- Policy WB3 (Noise)
- Policy I1 (Infrastructure)

Aberdeen Planning Guidance

- Flooding, Drainage & Water Quality
- Trees & Woodlands
- Stoneywood Estate Development Framework and Masterplan
- Open Space and Green Infrastructure
- Trees and Woodland
- Outdoor Access

Other National Policy and Guidance

- Historic Environment Policy for Scotland
- Managing Change in the Historic Environment: Setting

EVALUATION

Key Determining Factors

The key determining factors in the consideration of this planning application are:

- The principle of residential use;
- Impact of development on existing trees and open space;
- Impact of the development on the setting of the B listed Waterton House.

Residential Use

The majority of the application site area lies within an area zoned under Policy H1: Residential Areas, whilst the south west corner is zoned as Urban Green Space under Policy NE2: Green and Blue Infrastructure.

Policy H1 welcomes residential development unless the proposal results in over development, adverse impact on residential amenity and character and loss of open space. The proposal therefore complies in principle with this policy, with the aforementioned matters considered further below.

The application proposals include an indicative layout plan with no details of the houses, however, it can be concluded from the submissions that it would be possible to design houses that would not adversely affect privacy, or overshadow the existing housing nearby. This is due to the proximity and relationship between the houses, generous plot sizes and existing and proposed boundary planting. The low density of the proposal would be in keeping with the surrounding area and in that sense, the site would not be over developed. The proposal would provide 14 house plots over a site of 1.53ha in total and so would be significantly below the density sought by policy H3, which is 50 dwellings per hectare. This is considered acceptable and desirable given the characteristics of the site with considerable tree cover, the open space and proximity of the listed Waterton House. Other impacts, including on open space, trees and the listed Waterton House, are considered below.

The Stoneywood Development Framework and Masterplan are no longer material considerations as they are not part of the development plan, nor approved as non-statutory guidance in connection with the LDP 2023. The site is not identified as an Opportunity Site as it was previously.

Green Space and brownfield land

The south west corner of the application site area is zoned under Policy NE2 – Green and Blue Infrastructure. This area of the site has been excluded from the area proposed for residential plots and would remain as existing, as part of the woodland to the west.

Areas around the periphery of the site are included in the Green Space Network, including the frontage onto Beech Manor and the linear area of woodland that would remain to the west, just outside the site. The network has functions which include access for people, wildlife habitat and biodiversity, landscape and recreation. Policy NE2 states the proposals that do not protect, support and enhance the network, will not be supported. It also seeks the maintenance of the coherence of the network.

It is noted that currently the site area to the west and south west of Waterton House is bound by heras fencing and not accessible to people, although it remains a green space of value for biodiversity and visually. Under this proposal, one house plot is proposed on the Beech Manor frontage of the site, with the driveway access into Waterton House and the other proposed plots, being re-located further south off Beech Manor, between the existing dwellinghouse at no.63 and the proposed aforementioned house plot. The access road would create a strip of hard surface, and with the boundaries of plots 1 and 2 abutting, a break in the green Space Network would potentially be created in this area. However, hedgerows are indicated along the plot boundaries and the green space on the south side of the new access road would remain, as well as the green space to the north of plot 1. Furthermore, the existing drive into Waterton House is shown as being re-greened. Elsewhere within the site a publicly accessible open space would be created centrally within the site, and areas currently fenced off would be opened up to access with a footpath laid out from Beech Manor. Overall, this would preserve the coherence of the Network, providing there are attached suitable conditions to cover the planting and laying out of the open space.

Given that much of the site has not been accessible to the public for several years, and the matters discussed above, it is concluded that the proposal would not result in the loss of open space in terms of Policy H1: Residential Areas.

In Policy 21: Play, recreation and sport in NPF4 parts d) and e) are relevant and state that developments likely to be occupied or used by children and young people will be supported where they incorporate provision for play, recreation and relaxation that is proportionate to the scale and existing provision in the area. Also stating that these developments should be inclusive, allowing children and young people to play and move around safely and independently, maximising opportunities for informal play.

Matters Specified in Conditions (MSC) applications would need to be submitted for the details of the houses, however these are likely to be family houses, therefore it would be appropriate to provide opportunities for informal play and outdoor space would be appropriate. There are three areas of open space within the development, with the one to north being existing and contributing to the wider

area. The two green spaces within the centre of the development are more intimate and contained within this area. Tree planting is proposed within these areas and this is indicated on the landscape and biodiversity plan, a woodland area near to houses would be suitable for informal play, this could be augmented by simple additions such as logs/ tree stump. A revised landscape and biodiversity plan is required by condition in order to allow further consideration of tree species in areas where children would be likely to play and to include measures for informal play.

The yard area immediately to the north of Waterton House and industrial buildings in the northern extremity are brownfield land and the re-use of this reduces pressure on greenfield sites. As such, the development proposals comply with Policy 9: Brownfield, Vacant and Derelict Land of NPF4.

Trees and Woodland

There are a large number of mature and semi-mature trees of a mix of species within the site, these include sycamores, beech, birch, spruce, cypress, cherry, lime, rowan and others. The development would require the removal of a group of sycamores, a small spruce and small rowan, the latter two being in close proximity to the proposed access driveway and the former being on the site of plot 1. A further group of sitka spruce would be removed for management or health and safety reasons, as well as a further six trees. The sitka spruce are also on the site of plot 1.

The landscape and biodiversity plan indicates 79 trees of at least 2.5m being planted and 7 holly trees at 1.75m; some of these would be within plots. Eleven trees would be planted within the area bounding Beech Manor and the mature healthy beech tree in this area would be retained, following amendments to the original proposal which removed three plots from this area. Beech, a wildlife mix hedging and privet hedging would be planted comprising lengths of 585m, 325m and 130m respectively.

The most significant tree loss would be on Beech Manor where two tree groups would be removed; these are prominent trees within a residential area and on a main route to the neighbourhood shops. Whilst the sitka spruce are in danger of being blown over and their removal is sensible, the nine stems of mature sycamore are healthy. The access into the site is to be taken at this point and requires the removal of the trees. Alternative access routes have been considered and would potentially affect the root protection area of the mature beech, and result in a junction with sub-optimal visibility. Replacement trees would provide numerical mitigation for the loss, although it would be some time before they present a similar visual appeal. A variety of native species are proposed and this would contribute to biodiversity.

The submitted plans indicate Root Protection Areas and 'Zones of Influence' (ZOI) for the trees. Root protection areas are generally avoided, although this would be subject to details submitted through Matters Specified in Conditions applications. Many ZOIs covers parts of the garden areas of plots, although indicative house footprints are outside ZOIs, except on Plot 1 on Beech Manor and the first plot on the access road. The following points are noted:

Plot 1, Beech Manor – the mature beech is to the north of this house and would not affect sunlight.

Plot 1, access road – the indicative house footprint was amended so that it is only slightly overlapping with the ZOI.

Plot 2 and 3, access road – ZOI of relatively small trees to north.

Plot 4 and 5 – ZOIs are to east and with more optimal shape and location of house footprint, garden areas would be enhanced by the tree presence.

Plot 7 – ZOIs are to the south east, sunlight would reach the garden during the later part of the day and with suitable orientation and locating of the house, a satisfactory level of amenity would be achieved.

Plot 9 and 10 – ZOIs of trees overlap gardens to varying degrees, however, trees are outside the gardens.

It is acknowledged that the proposal does not comply with the guidance on Zones of Influence in the Aberdeen Planning Guidance on Trees, however, in this instance the proposal is considered acceptable for the reasons stated, the retention of existing trees providing an attractive, mature setting for the proposed residential plots, and the proposed development being located outwith tree root protection areas.

Biodiversity

An Environmental Walkover Survey was submitted and indicated that red squirrel habitat would be unlikely to be affected; badger foraging habitat would not be affected; there is suitable bat foraging and commuting habitat which is to be retained; there is hedgehog habitat on site and the development of plots could decrease habitat connectivity. A landscape and biodiversity plan was submitted and found to be acceptable. This includes tree, hedge and wildflower areas. With the attachment of conditions requiring the planting to be carried out, bat and bird boxes and measures to allow for hedgehog movements ('hedgehog highways' – which consist of gaps in boundaries) it is considered that the proposal would enhance biodiversity.

In addition, a condition is recommended to be attached to achieve climate change mitigatory measures in accordance with Policy 19: Heating and Cooling. This policy supports buildings including houses where: they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Historic Environment

Waterton House is a Category B listed building. It is a 19th Century two storey mansion with single storey offices to the west wing. It is harled, slated with curvilinear gable with bow window in front (South elevation). The north elevation is visible from the industrial site and the front elevation of the house is partially visible from South-West viewpoints within the green space. The bow window is particularly visible from this view point.

The proposal would not affect the fabric of the listed building, whilst the site includes the part of its curtilage. The impact on its curtilage and setting are matters for consideration. Policy 7 a) requires an assessment of significance and c) states that proposals affecting the setting of a listed building should preserve its character and its special architectural or historic interest. Managing Change in the Historic Environment: Setting sets out how to assess the impact of proposals on setting as follows:

1. Identify historic assets affected
2. Define and analyse setting
3. Evaluate impact of proposed change and extent to which impact can be mitigated.

A Heritage Statement was submitted. This identifies the southern elevation as the principal one, with living rooms overlooking the south western curtilage. Existing development in the surrounding area, including the walled garden, are identified as having gradually eaten into the curtilage of Waterton House as it originally existed. Removal of the industrial area to the north is identified as a positive impact of the proposal. Plots 5 and 7 are acknowledged as encroaching to some degree into the garden area to the east and south of the house. The design approach of meandering drives and paths, retention of trees and use of shrubs / hedges as boundary treatments are identified as helping to retain the landscape character and the setting of the house. It is noted that the wall to the north of the house would be retained,

It is considered that by paying careful attention to the details of the houses and landscaping submitted through MSC applications, the proposal is capable being acceptable in terms of impact on the character and setting of the listed building.

Archaeology

An Archaeological Assessment was submitted with the application and the Archaeology Service agrees with the requirements therein. Noting that the application does not include Waterton House itself, a photographic survey is taken on the buildings, structures and views of the formal gardens. This would ensure that a suitable record is kept of the buildings and former formal gardens and would comply with Policy D6 which requires such recording.

Transportation and Access

Policy 13 supports proposals connected to good walking, wheeling and cycling networks, public transport and where electric vehicle charging would be provided.

The site is well connected in accordance with this policy and electric vehicle charging on each plot is required by condition.

The point of access on Beech Manor would provide a suitable safe access into the site, with a shared surface within the site. Subject to agreement of details of the access road through MSC applications the Roads Service is content with this arrangement in terms of safety. The existing visitor parking would be replaced with a parking bay on Beech Manor and a further single space bay on the access road.

Refuse

The submitted plans show communal collection points for all plots other than plot 1 and this arrangement, together with the requirement for double yellow lines on the turning head, is to the satisfaction of both the Roads DM Team and the Waste Team.

Drainage

The site is not shown as being at risk of flooding on the SEPA Flood Maps or Future Flood Maps. Surface water drainage is indicated in the Drainage Strategy as linked into the existing SUDS pond to the south of the site. Any permission granted is recommended to be conditional upon surface water drained into the SUDS pond or such other similar measure. The houses would be connected to the public water mains and comply with Policy 22 in NPF4.

Affordable Housing

Policy H5 and Policy 16 (Quality Homes) requires 25% of the homes to be affordable housing. After discussion with the Housing Service and Developer Obligations Team it was concluded that there is no mechanism within Aberdeen Planning Guidance or the development plan that would reliably secure the provision of self-build affordable housing. Furthermore, Registered Social Landlords are not interested in buying individual plots. For this reason it is proposed to accept commuted payments for the 3.5 affordable units.

In order to allow for circumstances where the site is taken forward by developers rather than as self-build units, and to provide flexibility for the applicant any legal agreement entered into in order to secure the contributions would allow for the option of affordable housing to be provided on site.

Impact on Local Services

In accordance with Policy I1: Infrastructure Delivery and Planning Obligations in the LDP and 18: Infrastructure first in NPF4, an assessment has been carried out by the Developer Obligations Team of the impact of the proposal on local services including school and healthcare provision. In order to ensure that any impact on these is mitigated, suitable contributions are sought from the developer and these are as noted in the Consultations section above.

In relation to digital infrastructure, Policy 24 seeks proposals that incorporate appropriate future proofed infrastructure and the recommended conditions seek details of the provision of this within the site so that the developers of each plot may connect.

Climate Change, Health and Well-being

In terms of climate change the proposal would provide housing within an accessible location within walking distance of food shops and other facilities. The site is not liable to flooding and overall there would not be an adverse impact on trees and biodiversity. The recommended conditions would result in the occupants being protected from noise and being provided with a pleasant residential environment including with the provision of communal open space and paths. The proposal complies with Policy WB1: Health and Wellbeing in the LDP and Policy 1: Tackling the climate and nature crises and Policy 2: Climate mitigation and adaptation in NPF4.

Matters Raised in Representations

The majority of matters raised are dealt with above. The following is for noting in respect of other points:

Point 7. The Environmental Health Service did not raise concerns in respect of air quality, the site is accessible by public transport and active travel. A condition requires electric vehicle charging to each plot.

Point 10., 12. and 13. Existing speeding is not a material consideration and any future law breaking is a matter for the police. The Roads Service do not object to the application and are content with the location of the access and shared surface.

In respect of non-material considerations, these are largely covered by other legislative regimes or are private legal matters.

Legal Agreement Heads of Terms

Secure contributions for primary and secondary education, health and affordable housing.

RECOMMENDATION

Approve conditionally, subject to securing of developer contributions for primary and secondary education, healthcare and affordable housing.

REASON FOR RECOMMENDATION

The approval of planning permission in principle for this proposal, subject to details approved through further applications for Matters Specified in Conditions (MSCs), would result in:

1. A residential development on land largely zoned within the Aberdeen Local Development Plan 2023 for that use, that would be acceptable in terms of its impact on the residential character and amenity of the area. The proposal would result in a density of development that would be in keeping with the character of nearby residential areas and is consistent with maintaining the landscape setting of the site. It would provide public access to landscaped

and tree planted green space that is currently fenced off and would therefore comply with Policy R1: Residential Areas and Policy D2: Amenity in the Aberdeen Local Development Plan 2023 (LDP) and Policy 16: Quality Homes in the National Planning Framework 4 (NPF4). Affordable Housing would be provided for, in accordance with Policy H5: Affordable Housing. The density of development would be lower than is required by LDP Policy H3: Density and this is justified in order to retain trees and green space and preserve the setting of the listed building.

2. The area of urban green space would remain as a natural habitat and the integrity of the Green Space Network would be preserved and enhanced with tree and hedge planting. Loss of trees would be mitigated by the planting of a significant number of trees, including of native species, and biodiversity would be capable of being enhanced. The proposal therefore complies with Policy 3: Biodiversity, 4: Natural Places, Policy 6: Forestry, woodland and trees, Policy 20: Blue and Green Infrastructure, Policy 21: Play, recreation and space in NPF4 and Policy D4: Landscape, D5: Landscape Design.
3. The site being capable of being development with housing of a suitable scale, massing design and landscape planted setting that the character and setting of the Category B listed Waterton House would be preserved. The proposal accords with Policy 7: Historic Assets and places and Policy D6: Historic Environment.

CONDITIONS

(01) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 5 years beginning with the date of this notice. If development has not begun at the expiration of the 5-year period, the planning permission in principle lapses.

Reason - in accordance with section 59 (planning permission in principle) of the 1997 act (as amended).

(02) MATTERS REQUIRING FURTHER APPROVAL – SITE WIDE

That an application for approval of matters specified in condition containing details of the specified matters listed below shall be submitted for consideration by the planning authority in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

No development shall take place unless a matters specified in conditions application comprising the detailed layout and design of vehicular access and roads, landscaping and drainage has been submitted to and approved in writing by the Planning Authority. The application(s) shall comprise:

- a. Details of the layout and finish of all roads and road junction onto Beech Manor, including visibility splays, swept path analysis and footpaths;
- b. Details of strategic landscaping and site boundaries including the communal open spaces;
- c. Details of design and layout of drainage and connections to SUDS features;
- d. Details of the provision of appropriate, universal and future-proofed digital infrastructure connections such that occupants of each house will be able to connect their house.

e. A scheme for the phasing and delivery of all of the above matters. For the avoidance of doubt, this phasing plan shall indicate when communal infrastructure including the access road through the site, open spaces and drainage shall be constructed.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure all strategic infrastructure will be constructed and available for use when required.

(03) MATTERS REQUIRING FURTHER APPROVAL – RESIDENTIAL PLOTS

That application(s) for approval of matters specified in condition containing details of the specified matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

That no development shall take place on any individual plot unless there has been submitted by way of further application for Matters Specified in Conditions (MSC) detailed scaled layout and elevational drawings where appropriate showing the following:

- a) Details of layout, siting, design and external appearance of buildings and any ancillary structures, including all external finishing materials.
- b) Details of measures incorporated into house construction and design to achieve internal sound reduction as per the recommendations in the Noise Impact Assessment Report by Sandy Brown 23280-R01-B.
- c) Details of vehicular and pedestrian access and parking.
- d) Details of on site passive or active electric vehicle charging facilities on each plot.
- e) Details of measures to promote sustainable temperature management for each house, for example by prioritising natural or passive solutions such as siting, orientation, and materials.
- f) Details of landscaping and boundary treatments the latter which shall be shrub and hedgerow plants, all generally in accordance with the Landscaping and Biodiversity Plan 2504-WHS-LS or such other plan as subsequently approved, including planting plan showing species, number of plants and size at planting
- g) Topographical plan showing ground levels as existing and as proposed, including cross section showing the proposed building in relation to Waterton House and any other houses which have planning permission (Matters Specified in Condition).
- h) Surface water drainage arrangements (Sustainable Urban Drainage Systems) for the plot

The house shall not be occupied unless the plot planting has been carried out and development carried out in complete accordance with the details as so agreed.

All soft and hard landscaping proposals, including boundary hedges, within each plot shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development on that plot or as otherwise agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. All tree planting within the root protection area of existing trees shall be hand dug.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). In the interests of residential amenity, the setting of the Category B listed building and the landscape character of the site. To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(04) LANDSCAPING & BIODIVERSITY ENHANCEMENT PLAN – SITE WIDE

No development shall take place unless a matters specified in conditions application(s) comprising a scheme of hard and soft landscaping works and biodiversity enhancements covering the entire site, but excluding the individual residential plots, has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:

- (i) Existing landscape features and vegetation to be retained.
- (ii) The location of new trees, shrubs, hedges, grassed areas and water features, for the avoidance of doubt this shall not include yew trees within the areas south of the access road.
- (iii) A schedule of planting to comprise species, plant sizes and proposed numbers and density.
- (iv) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play features. In one of the open spaces to the south of the access road, this shall include measures to encourage informal play, such as tree trunks/stumps.
- (v) An indication of existing trees, shrubs and hedges to be removed.
- (vi) A programme for the completion and subsequent maintenance of the proposed landscaping.
- (vii) Details of the locations of bat boxes, bird boxes and hedgehog highways as recommended in the Environmental Walkover Survey Report

All soft and hard landscaping proposals and biodiversity measures shall be installed and carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

In addition, prior to the commencement of the implementation of the approved scheme, detailed proposals for a programme for the long term management and maintenance of all the approved landscaped and open space areas within the development shall be submitted for the further written approval of the Planning Authority. Thereafter, all management and maintenance of the landscaped and open space areas shall be implemented, in perpetuity, in accordance with the approved programme.

Reason: Permission for the development has been granted in principle only and subsequent approval is required for these matters in accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). In the interests of residential amenity, the setting of the Category B listed building and the landscape character of the site. To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area and to ensure that the landscaping is managed and maintained in perpetuity.

(05) PROTECTION OF TREES

No development shall take place on site other than with the tree protection measures in place in accordance with the layout plan 2302-WHS-TP and the details within the Tree Survey Report by Astell Associates WHS-2302-TR, or such plan and details as are subsequently approved through MSC applications in relation to this permission.

Any tree work which appears to become necessary during the implementation of the development shall not be undertaken without the prior written consent of the Planning Authority; any damage caused to trees growing on the site shall be remedied in accordance with British Standard 3998: 2010 "Recommendations for Tree Work" before the building hereby approved is first occupied

No materials, supplies, plant, machinery, spoil, changes in ground levels or construction activities shall be permitted within the protected areas specified in the aforementioned scheme of tree protection without the written consent of the Planning Authority and no fire shall be lit in a position where the flames could extend to within 5 metres of foliage, branches or trunks - in order to ensure adequate protection for the trees on site during the construction of the development.

Reason: In order to preserve the character and visual amenity of the area and to ensure adequate protection of trees.

(06) PROVISION OF VISITOR PARKING LAY-BYS

That the access road shall not be brought into use nor any of the houses occupied unless there has been provided visitor parking lay-bys provided in accordance with the approved layout plan 004 P09 or such other plan as may be approved by the planning authority by means of MSC application relating to condition 02.

Reason: In the interests of road safety and residential amenity.

(07) PHOTOGRAPHIC SURVEY

No demolition or any other works in connection with the development hereby approved shall commence unless a photographic survey of the existing buildings and structures, and general views of the formal garden areas, on the application site has been submitted to and approved in writing by the planning authority. All external elevations of the buildings and structures together with the setting of the buildings and structures and any unusual features of the existing buildings and structures or garden shall be photographed. The photographic viewpoints must be clearly annotated on a plan to accompany the survey. The photographs and plan must be in a digital format and must be clearly marked with the planning reference number.

Reason: To ensure that a historic record of the buildings and former formal garden area is made for inclusion in the National Monuments Record for Scotland and in the local Historic Environment Record.

(08) REFUSE STORAGE

That no individual house shall be occupied unless there been laid out and provided bin collection points in accordance with details submitted to and approved in writing by the planning authority by way of matters specified in conditions application. These shall be in accordance with drawing 12140-HFM-ZZ-ZZ-DR-A-P(00) 002 P10 or such other plan as is subsequently approved, unless otherwise agreed in writing by the planning authority.

Reason: In the interests of health and safety.

(09) YELLOW LINES TURNING HEAD

That within six months of occupation of the first house on plots 4, 5 or 6 yellow lines shall be painted on the turning head at the east end of the access road, in accordance with a scheme approved by way of matters specified in conditions application.

Reason: In order to ensure safe access for refuse collection vehicles.

(10) CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

That no development or demolition and site clearance shall take place unless a matters specified in conditions application comprising a site-specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The CEMP must address the following issues:

- a. Surface water management, including construction phase sustainable drainage measures;
- b. Measures to control dust and protect residential amenity during demolition and construction
- c. Measures to protect wildlife, including breeding birds, during construction
- d. Site waste management including details of re-use on-site and off-site disposal of demolition materials.

Reason: To minimise the environmental impact of construction and demolition.

ADVISORY NOTES FOR APPLICANT

That all applications for Matters Specified in Conditions must be submitted to and approved by the Planning Authority within the five-year period set out in Condition 1 of this Planning Permission in Principle, in line with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).