

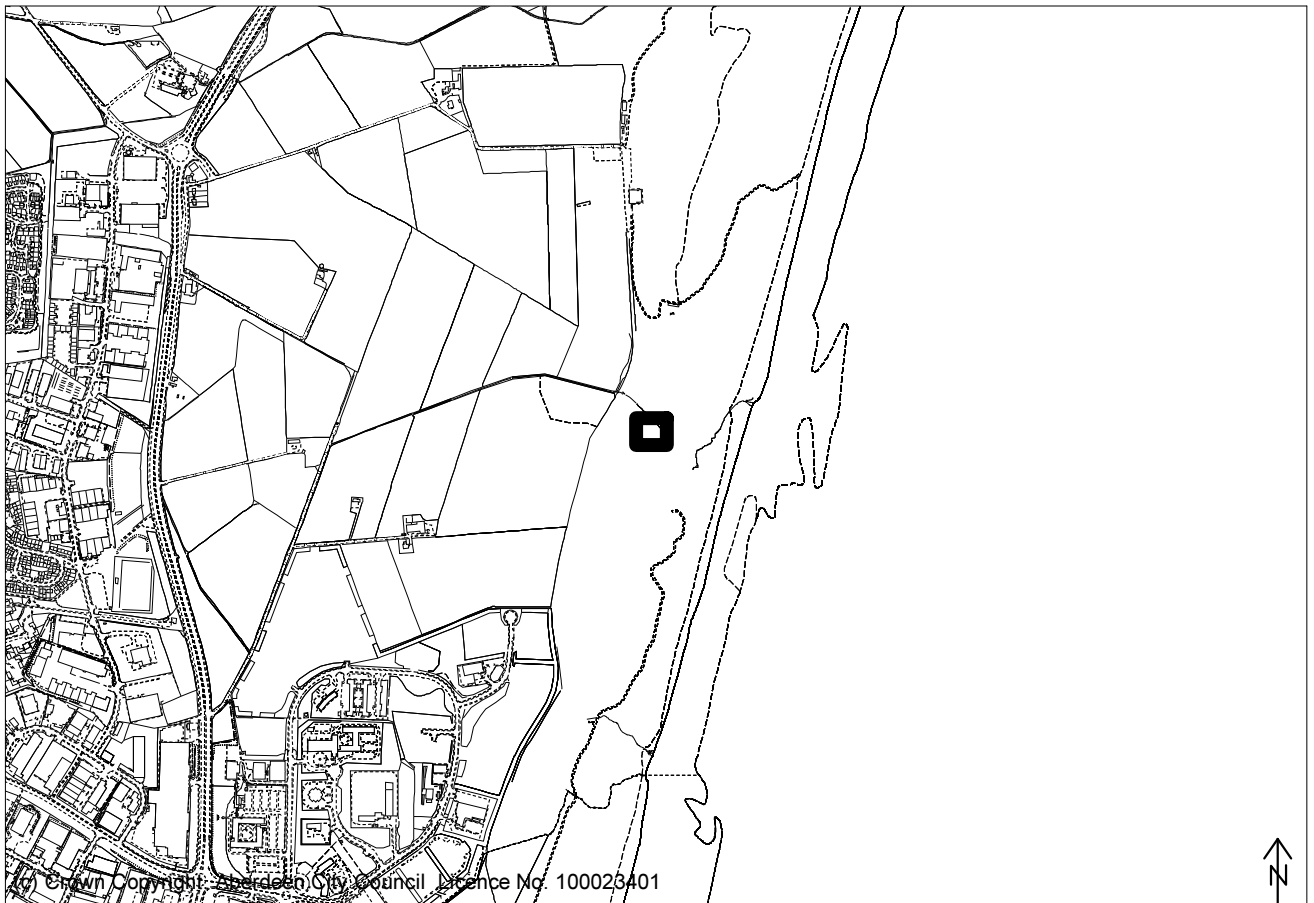
LINKS ROAD, BRIDGE OF DON

PROPOSED TOILET BLOCK NEAR TO
7TH GREEN/8TH TEE

For: Royal Aberdeen Golf Club

Application Ref. : P120093
Application Date : 20/01/2012
Officer : Gavin Evans
Ward: Bridge of Don (M Jaffrey/G Leslie/J
Reynolds/W Young)

Advert : Section 34 -Proj. Pub.
Concern
Advertised on : 22/02/2012
Committee Date : 19 April 2012
Community Council : No response received



RECOMMENDATION: Approve subject to conditions

DESCRIPTION

The application site, which extends to 300sqm, represents part of the royal Aberdeen Golf Club course, and is located some 600m to the north-east of the Aberdeen Science and Energy Park. The location of the works is adjacent to the 7th green and 8th tee on the golf course.

HISTORY

No planning history relevant to this proposal.

PROPOSAL

This application proposes the construction of a single storey building, measuring approximately 3.5m wide by 5m long, to provide on-course toilet facilities to users of the Royal Aberdeen Golf Club. The works proposed are of a minor nature, and involve some changes to ground levels to accommodate the modest single-storey, pitched-roof structure, which would be finished with grey wet-dash render and slate roof. The building, which would contain 2no independent W.C. cubicles, would measure 2.5m in height to eaves, and 3.5m in height to roof ridge. It is proposed to incorporate solar panels on the southern slope of the pitched roof. The area between the existing footpath and the building would be surfaced with 'lock-block' paving.

REASON FOR REFERRAL TO SUB-COMMITTEE

This application falls outwith the Council's current scheme of delegation as the type of development proposed (i.e. that of a public toilet) is termed a 'project of public concern' as specified under Schedule 3 to the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

CONSULTATIONS

ROADS SECTION – No observations.

ENVIRONMENTAL HEALTH – No response received.

COMMUNITY COUNCIL – No response received.

KEEPER OF ARCHAEOLOGY – requests the attachment of a condition to any consent, requiring the applicant to secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation approved by the planning authority.

REPRESENTATIONS

No letters of representation were received in relation to this application.

PLANNING POLICY

Aberdeen Local Development Plan (as modified) 2012

Policy NE1: Green Space Network

The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the network will not be permitted.

Policy NE2: Green Belt

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal.

Policy D6: Landscape

Development will not be acceptable unless it avoids disturbance, loss or damage to important recreation, wildlife or woodland resources, or to the physical links between them.

Policy NE8: Natural Heritage

Development that has an adverse effect on an area designated because of its natural heritage value will only be permitted where it satisfies the relevant criteria in Scottish Planning Policy (SPP).

EVALUATION

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

The application site lies within an area designated as Green Belt in the Aberdeen Local Development Plan (ALDP). As such, this must be assessed against policy NE2, which allows only certain types of development within green belt areas. The site has been well chosen in relation to the surrounding topography, with the works located in a small hollow, which sits around 2m below the level of land to the north, south and east, and is further screened by existing dense gorse bushes. This site represents an existing recreational use within the green belt, and that the proposed development is directly associated with that recreational use. Furthermore, there would be no adverse impact on the character or appearance of the Green Belt as a result of the development, and it is considered that the proposal accords with policy NE2.

The site also lies within an area designated as part of Aberdeen's Green Space Network. However, given the minor nature of the works and their scale relative to that of the Green Space Network at this point, it is not considered that there would be adverse impact on the character or function of the network, and therefore the proposal accords with policy NE1 of the ALDP.

The site is covered by a third designation, known as a Local Nature Conservation Site (LNCS). The Balgownie/Blackdog Links LNCS extends approximately 5.5km along the coastline, from a point just north of the mouth of the Don until Millden Links, outside the City boundary. Policy NE8 states that development will not be permitted where it is considered to result in an adverse effect on a designated area of this type. The nature of this proposal and its modest scale relative to the extensive Balgownie/Blackdog Links LNCS is such that there is not considered to be any adverse effect on the designated site. It is therefore considered that the proposal accords with policy NE8 of the ALDP.

For these reasons it is also considered that the proposal accords with policy D6, relating to landscape protection.

In summary, the proposal accords with all relevant provisions of the development plan, and it is therefore recommended that this application be approved subject to relevant conditions, detailed below.

Having regard for the consultation response from the Council's Keeper of Archaeology, it is recommended that approval be subject to a condition requiring the applicant to secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation approved by the planning authority.

In addition, it is recommended that further conditions be attached to require that the applicant provides further details of the materials to be used on the building and external hard surfaces, as well as details of the proposed solar panels to be installed on the southern roof-slope.

RECOMMENDATION

Approve subject to conditions

REASONS FOR RECOMMENDATION

The proposed development accords with policies NE1 (Green Space Network), NE2 (Green Belt), NE8(Natural Heritage) and D6(Landscape) of the Aberdeen Local Development Plan. There are not material considerations which are sufficient to suggest that this application should be determined other than in accordance with the development plan.

it is recommended that approval is granted with the following condition(s):

(1) that no development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work which shall include post-excavation and publication work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority - in the interests of protecting items of historical importance as may exist within the application site.

(2) that no development shall take place unless a scheme detailing all external finishing materials to the roof and walls of the development hereby approved, and those of the external hard surface, has been submitted to, and approved in writing by, the planning authority and thereafter the development shall be carried out in accordance with the details so agreed - in the interests of visual amenity.

(3) that no solar panels shall be installed on the roof of the approved building until such time as detailed specifications have been submitted to, and approved in writing by, the planning authority - in the interests of preserving visual amenity.

Dr Margaret Bochel, Head of Planning and Sustainable Development.