

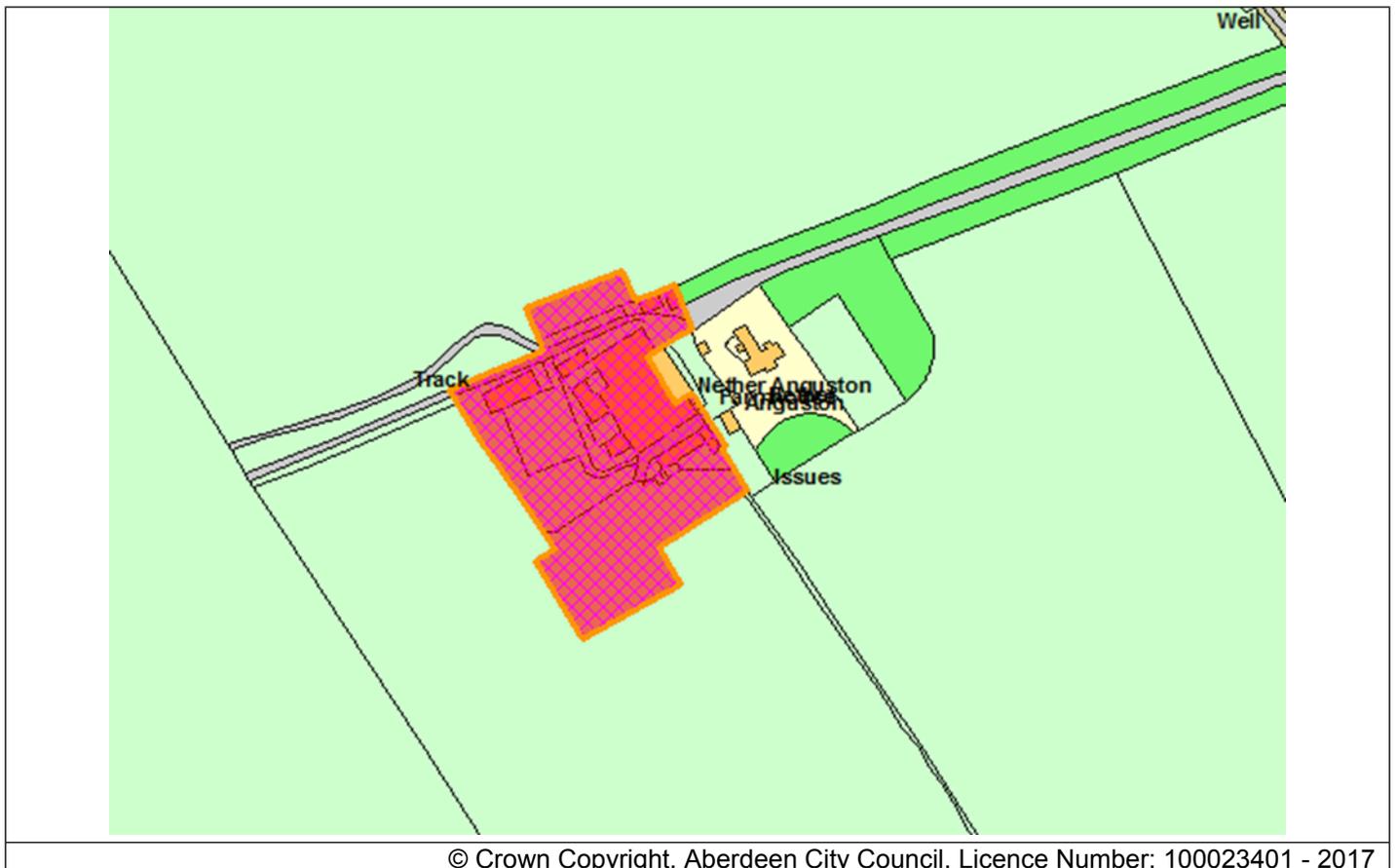


# Planning Development Management Committee

Report by Development Management Manager

25 May 2017

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| <b>Site Address:</b>            | Nether Anguston, Aberdeen, AB14 0PN,   |
| <b>Application Description:</b> | Conversion of farm steading to form 4 dwellings. Change of use of agricultural land to include stables and outdoor riding manège |
| <b>Application Reference:</b>   | 170142/DPP   |
| <b>Application Type</b>         | Detailed Planning Permission   |
| <b>Application Date:</b>        | 21 February 2017   |
| <b>Applicant:</b>               | Mrs G Gordon   |
| <b>Ward:</b>                    | Lower Deeside  |
| <b>Community Council</b>        | Culter   |
| <b>Case Officer:</b>            | Jane Forbes  |



## RECOMMENDATION

Approve Conditionally

## **APPLICATION BACKGROUND**

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### **Site Description**

The application site, comprising part of a redundant farm steading at Nether Anguston, lies within a site of some 9,763m<sup>2</sup>, and at a distance of some 2.2km west of Peterculter. The surrounding land to the north, south and west of the site is in agricultural use, whilst immediately to the east lies Nether Anguston farmhouse, a Category B Listed building.

The site is accessed along a 250m single width unsurfaced track, and via a narrow minor road which in turn joins the A93 (Aberdeen to Banchory road) some 1.3km to the west of Peterculter.

### **Relevant Planning History**

- Conditional planning permission (P150329) was granted by Planning Committee on 10 June 2015, for the part conversion and part extension of the farm steading to form 4 residential dwelling houses.
- Planning permission (161591/DPP) for the conversion of farm steadings to dwelling houses and stables was submitted in November 2016, but withdrawn in January 2017. The application was seeking a number of revisions to the abovementioned development, approved in June 2015.
- Conditional planning permission (170141/DPP) for the part conversion and part extension of a farm steading to form residential dwelling house was granted on 8 May 2017. This application related to Unit 2 of the steading building at Nether Anguston.

## **APPLICATION DESCRIPTION**

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Detailed planning permission is sought for the conversion and extension of part of the existing steading building to create four residential dwellings (Units 1a, 1b, 3 & 4), and for the construction of associated garage accommodation. The application also seeks a change of use of an area of agricultural land which lies to the south of the existing steading building to allow for the erection of a stable block comprising 3 loose boxes and for the formation of an outdoor riding manege.

Finally, a change of use is also sought for an area of agricultural land which lies immediately to the north of Units 1a and 1b. Whilst this area of land would form part of the curtilage of Units 1a and 1b, it would be separated from the proposed formal garden ground by an existing dry stone dyke, and would be retained as an area of semi-natural land, with appropriate tree and meadow planting.

Each of the 4 dwellings would be allocated areas of formal enclosed garden ground, beyond which would lie areas of semi-natural land, incorporating wild landscaping and tree planting. Clear delineation between the garden ground and the semi-natural land would be provided either by timber post and rail fencing or by the retention of existing dry stone dykes.

### **Units 1a & 1b**

These units would comprise the conversion and extension of an existing barn which forms the northern boundary of the existing steading layout, to form 2 x 4-bed, part 2 storey semi-detached dwellings, with the original barn retaining its single storey form. The barn would comprise part of the kitchen/dining area of unit 1a, and see the introduction of 4no conservation style rooflights to the slate roof, 4no window openings and a door opening. The remainder of the proposed development for both dwellings (ie Units 1a & 1b) would comprise a new-build extension to the

barn, with new walls forming the east and west gables, and north and south elevations. Along the north elevation of the new-build extension, which would extend across both properties, the new wall would include 6no window openings and a 2<sup>nd</sup> access door to unit 1a, and 6no conservation style rooflights would be introduced within the new slated roof. Along the south elevation there are 9no conservation style rooflights proposed within the new slated roof and 9no windows within the new-build wall. The western gable-end adjoining the barn would be built up in natural stone, with two separate sections of floor to ceiling glazing extending the full height (ie 1½ storey) of the gable end. The north-eastern gable-end of the new extension would include a window and door opening serving Unit 1b. The new extension would be some 8m wide x 38m long, whilst the existing barn measures 5m x 14m). A new detached double garage is proposed to the north west of Unit 1a. Whilst part of Unit 1a includes the conversion of an existing barn, much of both Units 1a and 1b are essentially new build houses in the Green Belt.

### Unit 3

This unit is largely contained within the southern wing of the existing steading building and as a result of the conversion and extension of this part of the steading, it is proposed to form a part 2-storey dwelling with a layout which includes 4 bedrooms, 2 playrooms, 2 living rooms, an office and an integral double garage. In terms of openings, conservation style rooflights and a glazed link above the existing centrally located ground floor opening are proposed within the existing steading building; 6no new window openings are proposed, and 7no high level and 7no ground floor level existing window openings are to be retained. The existing eastern gable opening would be infilled. Unit 3 would incorporate a single storey extension to the southern elevation of the existing steading building, formed in two parts: an 11m wide x 6m deep glazed link with shallow pitch roof would adjoin the steading; and attached to that would be a rectangular shaped single-storey building of some 6.4m x 20.4m in size, which would replace the existing garage building at the southern end of the site. The proposed extension would sit in a similar position to the existing garage building but would be of smaller footprint.

### Unit 4

This unit would lie within a central position along the western edge of the proposed courtyard layout, and would be linked to Unit 3, to the south, by means of a pend feature. Unit 4 would comprise a 2 storey, 3 bedroom dwelling, with an integral single garage. Entry to the dwelling and to the garage accommodation would be via the western elevation of the building, which lies to the rear of the internal courtyard layout. A total of 7 conservation style rooflights are proposed, 6 window openings, and a set of French doors. The main focus of accommodation for this unit is directly linked to Unit 3, and has a footprint of some 7m x 14m in size, with a further extension to the north-west of some 7m x 11m. Unit 4 is essentially a new build house in the Green Belt.

### Riding Block and Outdoor Manege

To the south-west of Unit 3, and within an area currently comprising agricultural land which surrounds the wider site, it is proposed to erect a stable block measuring some 4.8m x 22m. The stable building would front onto an outdoor riding manege which extends to some 1080m<sup>2</sup>, with bunding along the south-east and south-west boundaries of the manege area incorporating semi-natural landscaping and tree planting.

## **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=OLDGIGBZIXY00>.

The following documents have been submitted in support of the application:

- Building Survey

- Design Statement

### **Reason for Referral to Committee**

The application has been referred to the Planning Development Management Committee because 6 letters of objection have been received. The application therefore falls outwith the Council's Scheme of Delegation.

## **CONSULTATIONS**

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**ACC - Roads Development Management Team** – No objection. Satisfied with the level of parking provision for each unit; the location of refuse storage; and with the access available for service/emergency vehicles. Improvements to the farm track are required and whilst the detail of such improvements have been provided and are deemed suitable, a condition should be applied which ensures the delivery of these improvements prior to occupation.

**ACC - Environmental Health** – Given the rural location of the application site, environmental health officers recommend that a condition is applied to any consent granted whereby the applicant suitably demonstrates that a mains water supply has been established at the property. A separate response was received from the Contaminated Land Team requesting that an informative be attached to any consent granted, advising the applicant to notify the planning authority, should any contamination of the ground be discovered during development work, in order to allow for appropriate mitigation.

**ACC - Flooding And Coastal Protection** – No objection. Request for informative to be attached to any consent, providing advice on rain water attenuation and permeable paving.

## **REPRESENTATIONS**

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Six letters of objection have been received. The objections raised relate to the following matters –

1. The proposed introduction of timber cladding is inappropriate for a building of this type;
2. The southern elevations of the proposed development should accommodate more glazing to benefit from views and from passive solar gain.

## **MATERIAL CONSIDERATIONS**

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### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where, in making any 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.

### **Aberdeen Local Development Plan (2017)**

NE2 – Green Belt

D1 – Quality Placemaking by Design

D5 – Our Granite Heritage

NE6 – Flooding, Drainage & Water Quality

### **Supplementary Guidance and Technical Advice Notes**

Supplementary Planning Guidance on 'The conversion of buildings in the countryside' is a relevant material consideration.

### **Other Material Considerations**

The decision taken by Planning Committee in June 2015 to grant consent for the conversion and extension of the steading, is a material consideration in the determination of this current proposal.

## **EVALUATION**

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Planning consent was granted in 2015 for the conversion and extension of the whole of the steading building (planning application ref P150329), and consent was recently granted under delegated powers for the conversion of part of the steading (Unit 2), as minor changes were being sought to the previously approved development. This current application relates to the remainder of the steading building which formed part of the original consent (ie Units 1a, 1b, 3 & 4), and for which relatively minor changes are also being sought to the previously approved development. The proposal also includes an increase to the application site area; the erection of a stable block and formation of outdoor riding manege; and the sub-division of Unit 1, to form two semi-detached dwellings within part of the steading building.

### **Principle of Development**

Policy NE2 (Green Belt) of the adopted Aberdeen Local Development Plan allows for the conversion and appropriate change of use of traditional buildings within the green belt, including for residential use. The original steading building retains sufficient traditional character and historic interest, and is therefore deemed worthy of retention in terms of green belt policy, local plan policy D5 (Our Granite Heritage) and in terms of sustainable development.

A structural survey of the building was carried out in November 2014 for the original application, and demonstrated its suitability for conversion. Whilst acknowledging that there has been a short time lapse since the initial survey work was undertaken, it was not deemed appropriate to seek any formal update on the basis that there was unlikely to be any significant change in the structural integrity of the building since the original survey was undertaken.

Taking into account that the building is no longer required for its original agricultural purpose, the principle of its conversion to residential use is considered acceptable. Policy NE2 (Green Belt) states that when considering proposals for conversions of existing buildings in the green belt as part of a conversion or rehabilitation scheme, the original building must remain visually dominant; the design of the extension must be sympathetic to the original building in terms of massing, detailing and materials; and the siting of the extension must relate well to the setting of the original building. In this instance, on the basis that the proposed development would see the original building very much dominated by new build extensions, and in particular with regards to Units 1a, 1b and 4, which all include significant new development which far exceeds the existing footprint of the steading building, the proposal does not comply with the requirements of Policy NE2.

In addition to the conversion and extension of the steading building, this application also seeks detailed planning permission for a change of use of agricultural land for the erection of a private use stable block and adjacent to this, for part of the agricultural land to be utilised to form an outdoor riding manege. It is also proposed to include an area of agricultural land to the north of Units 1a and 1b within the residential curtilage. In terms of compliance with green belt policy, the proposal does not fall into any of the specified categories; as the proposed development is not essential for an agricultural, woodland or forestry use; it is not strictly for a recreational use compatible with an agricultural or natural setting; and is not related to mineral extraction or landscape renewal. In terms of the exceptions outlined in the policy, the proposal is not within the boundary of an existing use/activity in the green belt, and is not considered to be small in scale, given the areas of land in question (approximately 2800m<sup>2</sup> in total). The proposal does not therefore meet the criteria outlined within green belt policy.

The proposed change of use of agricultural land for the erection of a stable block and formation of an outdoor riding manege would be linked to a private domestic use associated with the proposed

dwellinghouse at Unit 3, and the land to the north would remain linked to the domestic use of the converted steading building (Units 1a & 1b). The main purpose of the green belt is to protect and enhance the character and landscape setting of towns and cities, and to protect and provide access to open space. It is therefore relevant to consider whether the proposed change of use and associated development to deliver the stable block, outdoor riding area and additional semi-natural open space for Units 1a and 1b, would conflict with these objectives. Notwithstanding the above position, it is worth noting that the area of land necessary for the delivery of an outdoor riding manege and grazing associated to the stabling of horses, could only reasonably be accommodated within a countryside location, and a built-up, more urban location is unlikely to be suitable for such a use. On that basis the only possible location for this outdoor riding manege school and stable is the countryside. Within the city boundary, all countryside areas are within the green belt and thus if such a facility is to be supported and provided, a green belt site is likely to be the only realistic option.

The application was advertised as a development plan departure on the basis that the proposed conversion and extension of the steading building was not suitably compliant with Green Belt policy, and whilst the proposed change of use of agricultural land to allow for the erection of a stable block and associated outdoor manege may be deemed appropriate within this countryside setting, current policy does not strictly support such a change of use, nor allow for the inclusion of agricultural land within a residential feu. It is apparent that there is therefore tension with Policy NE2 (Green Belt), however the proposal must be assessed against all relevant policy and supplementary planning guidance.

## **Design, Scale & Visual Impact of Development**

### Residential Development

The proposed external alterations to Units 1a & 1b, 3 and 4 of the steading are not significantly different to those approved under the previous application in 2015, with the exception of the glazing, where on most elevations the window treatment is now more sympathetic to that of a traditional steading building, with an overall reduction in the number of window openings, and with a more random scale and distribution. Whilst the number of rooflight openings has been increased, the resulting visual impact is not detrimental to the overall appearance of the steading development. Aberdeen City Council's Supplementary Guidance (SG) on the conversion of buildings in the countryside states that 'A limited number of openings in either external walls or the plane of the roof is a defining characteristic of traditional agricultural buildings. In instances when the formation of new openings may be required, these should be kept to an absolute minimum.' Although a letter of representation has been received which raises concerns about the limited extent of glazing being introduced, especially to the southern elevation of the building, given that this would affect the views and passive solar gain which the property could benefit from, it is considered that an appropriate balance has been achieved in the proposed design, where the introduction of any expansive areas of glazing, including French doors and floor to ceiling windows, has been limited to the modern extensions of the steading development, but within the converted building, a window pattern has been retained which suitably respects the traditional character of the building. It is considered that the scale and number of alterations, including new roof lights, would be appropriate and commensurate with the proposed change to residential use, and as highlighted above, the overall impact of the proposed alterations is more in-keeping with a traditional building.

The aforementioned SG states that 'Vernacular buildings must not be changed to the extent that they lose their original form. The best conversions reinforce the original architectural qualities of a building. External alterations should be the minimum necessary to allow the building to function adequately in its new use, and should not disguise the original purpose of the building.' Furthermore, the SG outlines that 'While accommodation should largely be created within the existing envelope of the building, modest extensions may be permitted to provide additional accommodation and to allow the more efficient use of existing space (e.g. a storm porch).' The SG

identifies specific criteria which should be observed when considering alterations to traditional steading buildings, and these include ensuring that extensions are subservient in scale and massing to the original building, and are not so large as to confuse which parts of the building are original and which are recent. Finally, the SG states that 'Large extensions which are proposed with the aim of creating additional stand-alone units will not be acceptable. The proposed scale of development, which would include significant new build in relation to Units 1a, 1b and 4, would exceed the scale of any original building which remains on site relative to these plots, and in particular, Units 1b and 4 which would essentially constitute new build dwellings in the Green Belt. The original approval which granted consent for the conversion and extension of the steading building included a single residential unit (Unit 1) within the northern section of the steading layout. Whilst this new proposal does not involve an increase to the approved footprint, it does now propose the subdivision of unit 1 to allow for the formation of 2 dwellings (Units 1a & 1b). Taking all of the above into account, it is apparent that the proposal would be in conflict with the requirements of the SG.

In considering the proposed steading development against the requirements of Policy D1 (Quality Placemaking by Design), which highlights the need for development to respond to the site context and be designed with due consideration to siting, scale and massing; for it to reinforce established patterns of development; and to reflect local styles and urban form, then the proposal does not fully accord with these requirements. Whilst the proposed treatment of the original steading building has largely sought to retain the traditional character, it is considered that the extensions which form a significant part of the application have not given due consideration to their context. Sections of the new build steading wings have certainly sought to replicate the features of the original steading building, but the scale and massing of these extensions is such that they are not proportionate to the original steading which remains on site.

#### Stable Block & Outdoor Riding Manege

In terms of the impact on the character and appearance of the green belt and the landscape setting, it is considered that due consideration has been given to the scale and siting of the proposed stable block and outdoor manege area. The proposed stable building and manege would be remote from any public viewpoint, at a distance of more than 300 metres from any public road, and largely screened from the minor road which leads to the site from the A93, by a band of mature trees which lie to the east of the application site within the extensive garden ground of Nether Anguston House. In addition to this, the introduction of landscaped, shallow sloped bunding along the south-east and south-west edges of the manege area would ensure the proposed development would merge well with the agricultural land which lies beyond. Taking all of this into account, it is considered that any visual impact would be minimal. The surrounding area is very much rural in character, and the introduction of an outdoor riding manege and stable block in this location would not impact on that existing character, nor would such development impact on the character and amenity of neighbouring residential properties. The proposal has been designed and sited with due consideration for its context and would be suitably compliant with the general principles of Policy D1 (Quality Placemaking by Design) and whilst apparent that the proposal does not sit comfortably with the general principles of the local development plan, the siting of the proposed development is deemed acceptable, for the reasons mentioned previously. It is considered that there are sufficient material planning considerations that outweigh non-compliance with the provisions of Policy NE2 (Green Belt) in this instance, and in particular the lack of alternative sites within the city and the limited visual impact of the proposal on the landscape setting of the city.

### **Setting and Boundary Enclosures**

Amended plans have been submitted which would allow for an appropriate arrangement of formal garden ground to be delivered for each of the 4 units, and the introduction of clear boundary treatment or the retention of existing boundaries to clearly differentiate between the formal residential gardens and the semi-natural land beyond. The retention of semi-natural planting along the north, south and western boundaries of the application site would ensure a gradual and more visually appropriate link between the new residential use and the surrounding agricultural land. Conditions have been applied which ensure this physical separation between the formal gardens and the semi-natural land remains; that details of the boundary treatment are submitted for prior approval; and that an appropriate landscaping scheme is delivered.

### **Drainage/Flooding/Water pollution**

The site lies to the north of a watercourse that enters the Gormack Burn, which in turns feeds into the River Dee which is designated as a Special Area of Conservation (SAC). The Council's Flooding Team has raised no objection to the proposed development, but requested an informative be attached to any consent, providing advice on rain water attenuation and permeable paving. Scottish Natural Heritage (SNH) were not formally consulted on this current application, but were consulted in November 2016 on planning application Ref 161591/DPP, which sought modifications to the previously approved conversion and extension of the steading building (Ref P150329). In their formal response, SNH stated that it was unlikely that the proposed conversion and extension of the steading building would have a significant effect on any qualifying interests, and that an appropriate assessment would not be required, provided that the SUDS and level of wastewater treatment associated to the development was adequate to avoid pollution of the adjacent watercourse. They advised that provided the design of the SUDS and any wastewater treatment was in accordance with current guidance, that this would be suitable to avoid pollution.

Taking into account the site history, and SNH's most recent comments, a condition relevant to the disposal of foul drainage and surface water for the site has been applied, which would require the submission and prior approval of detailed plans of all drainage works. This will ensure full consideration is given to the drainage scheme in the context of the specific ground conditions of the site, thereby addressing the recent stipulations of SNH, and suitably according with the requirements of local plan policy NE6 (Flooding, Drainage and Water Quality) of the Local Development Plan.

### **Access/Parking**

Access to the site would be via the existing track, and a minor road, which in its turn is accessed off the A93, Aberdeen to Banchory road. The Roads Development Management team has raised no objection to the proposal and is satisfied with the level of parking and garage accommodation being delivered across the site. Roads officers have advised that the upgrading of the track which would provide access to the site should be delivered prior to occupation of the dwellings, and a condition has been applied to that effect.

### **Matters raised in letters of objections**

Concerns were raised that the proposed introduction of timber linings to the external finish of the development was not appropriate for a traditional building, however it is felt that such a treatment would suitably complement the natural stone of the steading, and a condition has been applied which requires submission of all material finishes for the steading and the stable block for consideration and prior approval by the planning authority, thereby ensuring a suitably high quality development can be secured for the site.

## **RECOMMENDATION**

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Approve Conditionally

## **REASON FOR RECOMMENDATION**

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The proposal does not sit comfortably with the general principles of the Aberdeen Local Development Plan, given that it does not fully comply with the requirement of Policy NE2 (Green Belt) and Policy D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan, nor suitably address all criteria outlined within the council's Supplementary Guidance on 'The conversion of buildings in the countryside'. However, the acceptability of this proposal cannot be considered in isolation of the development which was granted consent to convert and extend the steading building in 2015. The proposed steading development would remain very much align with the scale of what was previously approved by Planning Committee in 2015, and such approval becomes a significant material consideration in the determination of this application and gives weight in its favour. The proposal also delivers an improvement to the previous approval in terms of window treatment, with a more random distribution and fewer window openings, which is more sympathetic to the character of a traditional steading building. Whilst the number of rooflight openings has been increased, the resulting visual impact is not deemed detrimental to the overall appearance of the steading development. The proposed development, whilst extending beyond the scale of development deemed appropriate under the terms of Policy NE2 (Green Belt) of the Aberdeen Local Development Plan and Aberdeen City Council's SG on the conversion of buildings in the countryside, would nevertheless allow for the redundant agricultural steading to be brought back into use, thus supporting regeneration in a rural setting. Furthermore, taking into account the site context, the scale of development would not have any adverse visual impact on the character and landscape setting of the location within which it lies. On this basis the proposal does address some of the overall aims of Green Belt policy. With consideration given to previous decisions, the proposal is deemed suitably compliant with regards policies D5 (Our Granite Heritage) and NE6 (Flooding, Drainage and Water Quality) of the Local Development Plan.

This application sees the inclusion of agricultural land within the application site and the proposed change of use relating to that land would not in itself be acceptable according to Policy NE3 (Green Belt). However, as highlighted above, and taking into account the area of land required for the delivery of a stable block and associated riding manege, it is unlikely that such development would be achievable other than within a green belt location.

Whilst the proposal may not full accord with Policy NE2 (Green Belt) or D1 (Quality Placemaking by Design) of the Aberdeen Local Development Plan, or with the council's Supplementary Guidance on 'The conversion of buildings in the countryside', it is considered that there are particular exceptional circumstances in relation to this case (eg the previous approvals at the site and the nature of development being sought) which justify approval of the development contrary to such policy. Notwithstanding that the proposal would see an additional residential unit delivered, this would be within the same footprint of development as previously approved. Conditions have been applied to ensure that any land lost from agricultural use does not form part of the formal garden ground associated to the proposed dwellings, rather it remains as semi-natural, informal land, thereby allowing a gradual and more appropriate link between the residential use and the agricultural land beyond.

## **CONDITIONS**

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- (1) That no development relating to this planning permission shall take place unless a Drainage Impact Assessment in line with SUDS principles has been submitted to and approved in writing by the planning authority, and thereafter no part of the development shall be occupied unless the drainage has been installed in complete accordance with the agreed details - in order to safeguard water qualities in adjacent water courses and to ensure that the development can be adequately drained.

- (2) That prior to occupation of any part of the development hereby approved, a scheme for the provision of mains water supply has been submitted to and approved in writing by the Planning Authority and the said scheme has been implemented in full, unless the planning authority has given written consent for a variation – in the interests of public health.
- (3) That no development shall take place unless a scheme detailing all external finishing materials to the roof, walls, windows and doors of the development hereby approved 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.
- (4) That notwithstanding the provisions of Article 3 and Schedule 1, Class 1A through to Class 1D, Class 3A and Class 3E of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (as amended) no extensions, alterations or improvements which materially affect the external appearance of the hereby approved dwelling house, or the residential curtilage, shall be constructed without a further grant of planning permission from the Local Planning Authority - to safeguard the visual amenity of the overall site and the traditional character of the steading building.
- (5) That no demolition of any part of the original steading, other than that shown in the plans hereby granted planning permission, shall take place unless details of such additional demolition have been submitted to, and approved in writing, by the planning authority - in the interests of preserving the original character of the steading and the amenity of the green belt.
- (6) That no development shall commence on site unless a plan has been submitted for the further written approval by the Planning Authority, in consultation with the Roads Authority, which shows how the access track leading to the application site will be upgraded. Thereafter, no residential unit shall be occupied unless the access track upgrades have been implemented in full accordance with the approved details - in the interests of road safety.
- (7) That no development pursuant to the planning permission hereby approved shall be carried out unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- An indication of any existing trees to be removed;
  - Appropriate protection measures for any trees being retained;
  - The location of new planting (trees, shrubs, hedges, grassed areas, etc);
  - A schedule of planting to comprise species, tree/plant sizes and proposed numbers and density;
  - The location, design and materials of any hard landscaping works (including all boundary enclosures (ie walls, fences, gates, etc) and furniture);
  - A programme for the implementation and completion of the proposed soft and hard landscaping;
    - in the interests of the visual amenity of the area.
- (8) That all soft and hard landscaping proposals shall be carried out in accordance with the approved scheme, and in any event prior to occupation of any part of the development hereby approved. 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. The approved scheme of planting associated to the semi-natural landscaped areas which lie beyond the formal garden ground shall be permanently

retained. Once provided, all hard landscaping works, including all boundary treatment, shall thereafter be permanently retained - to ensure the implementation of a satisfactory scheme of landscaping, and that an appropriate level of semi-natural landscape which is suitably in-keeping with the rural location is retained, in the interests of the visual amenity of the area.

- (9) That the areas demarcated as "informal/wild landscaped ground" on Drawing No. GG001 Rev 3 shall remain as such and at no time shall be incorporated into the formal garden ground of the dwelling-houses hereby granted planning permission - in order to comply with the Policy NE2 Green Belt of the Aberdeen Local Development Plan and to preserve the character and landscape setting of the green belt

#### **ADVISORY NOTES FOR APPLICANT**

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- (1) In the event of any ground contamination being discovered during development work, the Planning Authority should be notified immediately. The extent and nature of the contamination should then be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the Planning Authority.
- (2) ACC's Flooding & Coastal team has advised that in order to minimise surface water run-off, consideration should be given to the incorporation within the proposed development of rain water attenuation storage, such as water butts, and to the use of permeable block paving.