

DECISION NOTICE

The Town and Country Planning (Scotland) Act 1997

Detailed Planning Permission

ANNIE KENYON
Annie Kenyon Architects Ltd.
South Lediken
Insch
UK
AB52 6SH

on behalf of **Mr Graham Buchan**

With reference to your application validly received on 18 April 2017 for the following development:-

**Erection of two detached dwellings, formation of associated private garden ground and car parking (Resubmission of previous application ref: 161777/DPP).
at Burnside Poultry Units, Little Clinterty**

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

| Drawing Number | Drawing Type |
|-----------------------|----------------------------|
| PL-01 | Location Plan |
| PL-02 | Site Layout (Proposed) |
| PL-03 | Elevations and Floor Plans |

REASON FOR DECISION

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

01. Green Belt Policy

The site is not identified as an opportunity site for development or a site identified for housing development within with the Adopted Local Development Plan. It lies in open countryside within the green belt and outwith any established settlement. The proposal therefore conflicts with the Strategic Development Plan (SDP) which directs

development to identified housing sites or existing settlements and identifies the need for a green belt in order to direct housing pressure elsewhere. Erection of mainstream housing at the site would conflict with NE2 (green belt) policy. No adequate justification for approval of the development contrary to the development plan is considered to exist. The development would result in suburban intrusion into open countryside contrary to the landscape protection objectives of policies D2 (Landscape), and NE2 (Green Belt).

02. Transport / Sustainability

The development would be unduly car dependent, and would therefore conflict with the objectives of policies T2 (Managing the Transport Impact of Development) and T3 (Sustainable and Active Travel) and with the SDP objective of reducing the need to travel. Overall, there would be no significant social, economic or environmental benefits resulting from the proposal that would justify setting aside green belt policy in the interest of the wider objective of sustainable development set out in Scottish Planning Policy.

03. Precedent

Approval of this application would establish an undesirable precedent for further sporadic housing developments on farmland within the countryside leading to further erosion of the function of the green belt area, detracting from its rural character and further encouragement of unsustainable travel patterns.

Date of Signing 26 July 2017



Daniel Lewis

Development Management Manager

IMPORTANT INFORMATION RELATED TO THIS DECISION

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

None.

RIGHT OF APPEAL THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

- a) to refuse planning permission;
- b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission;
- c) to grant planning permission or any approval, consent or agreement subject to conditions,

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

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

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

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