



LOCAL REVIEW BODY

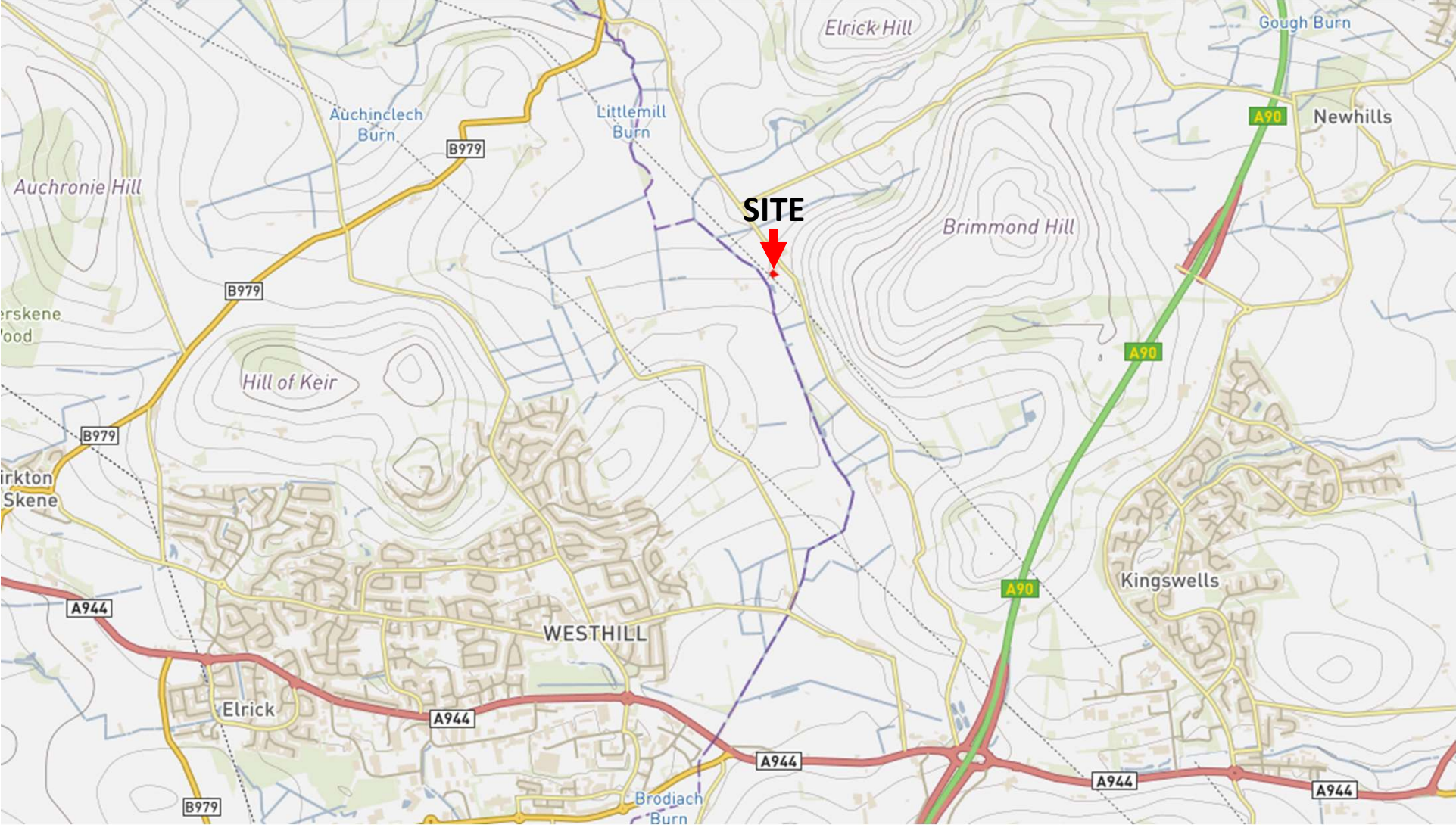


210265/DPP– Review against refusal of planning permission
for:

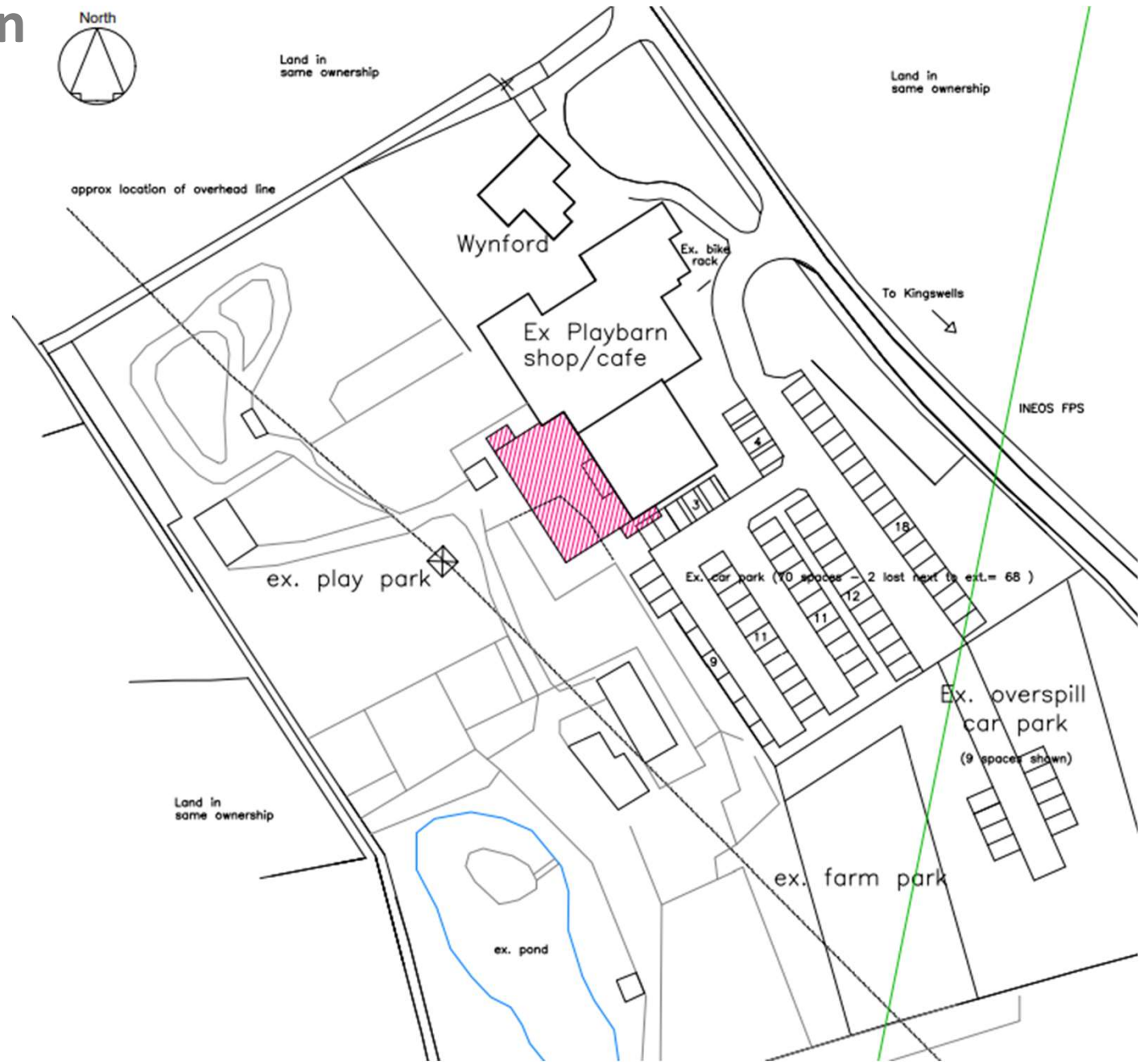
Alterations and extension to play barn

Wynford Farm, Kingswells, Aberdeen

Location



Location Plan

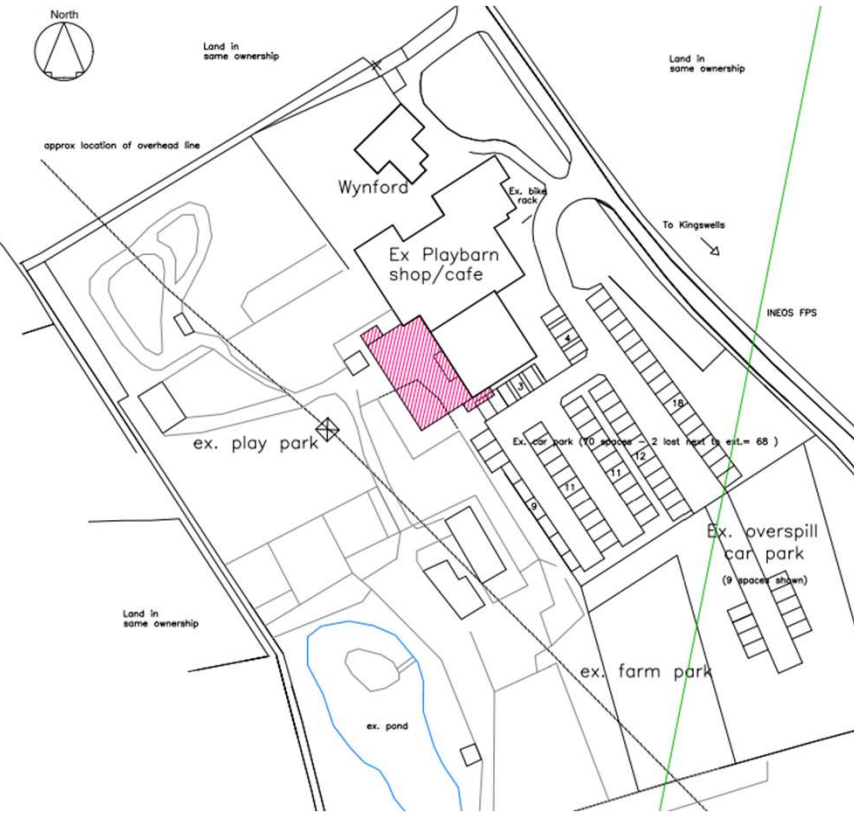
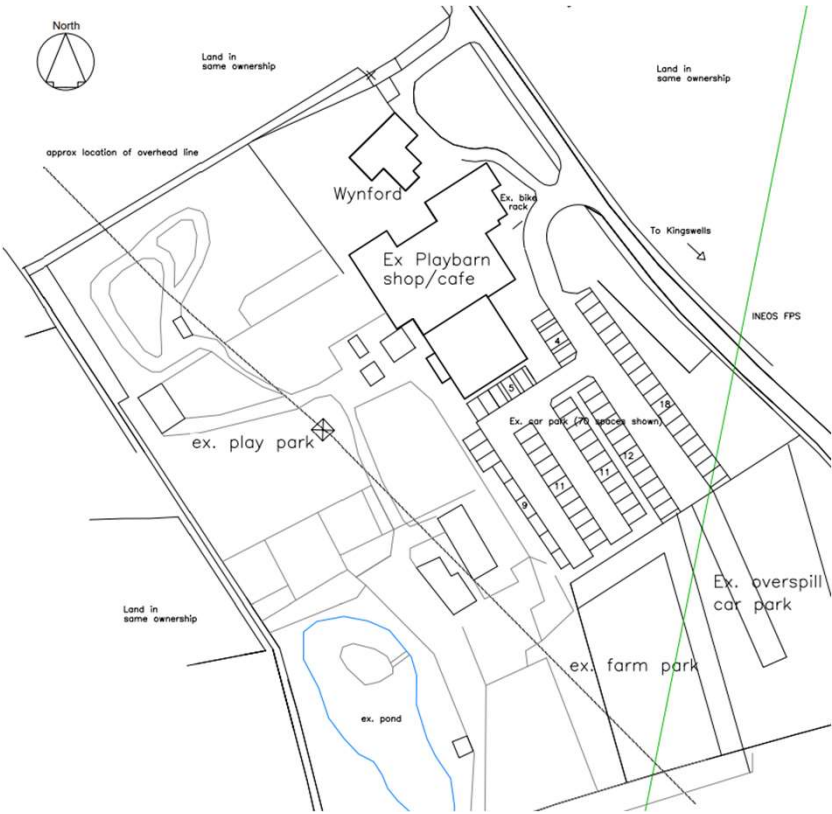


Aerial Photo (GIS)

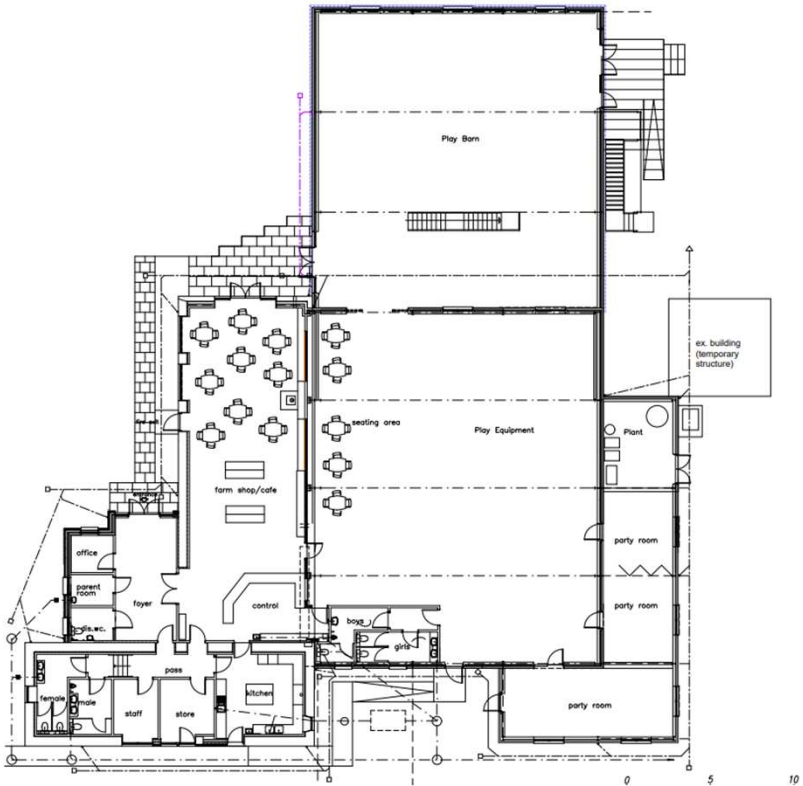


Click to start
drawing
(Press CTRL to
enable
snapping)

Site Plan: Existing / Proposed

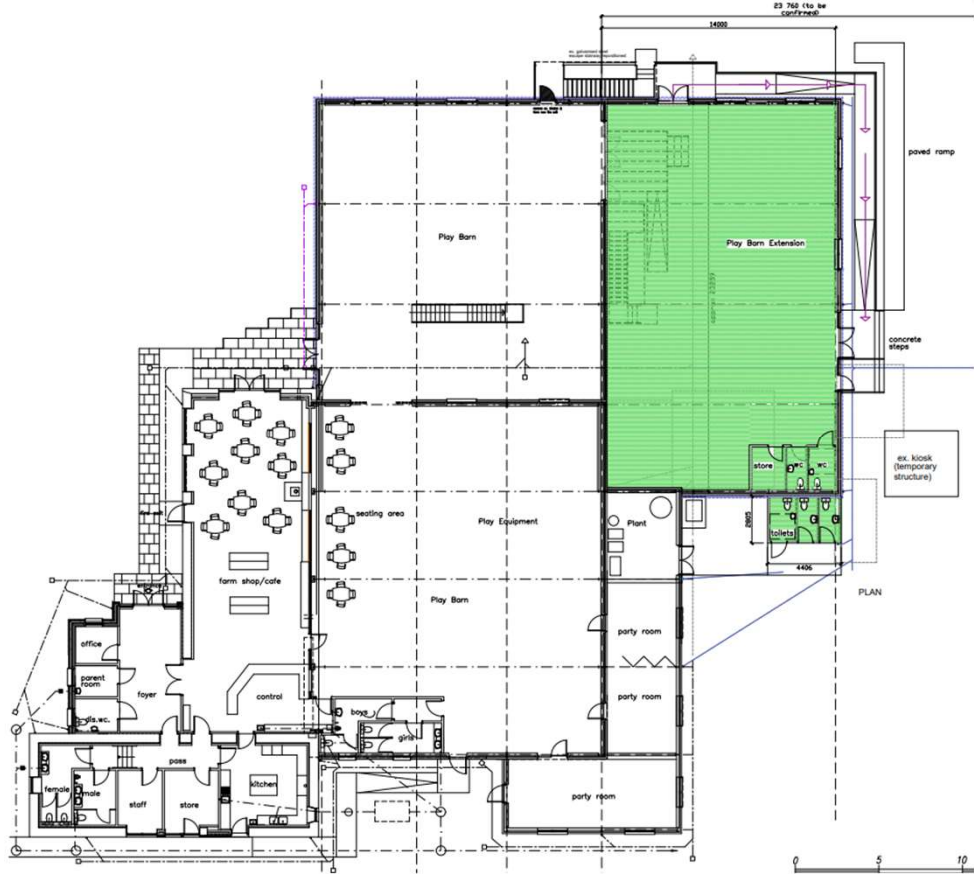


Ground Floor: Existing / Proposed



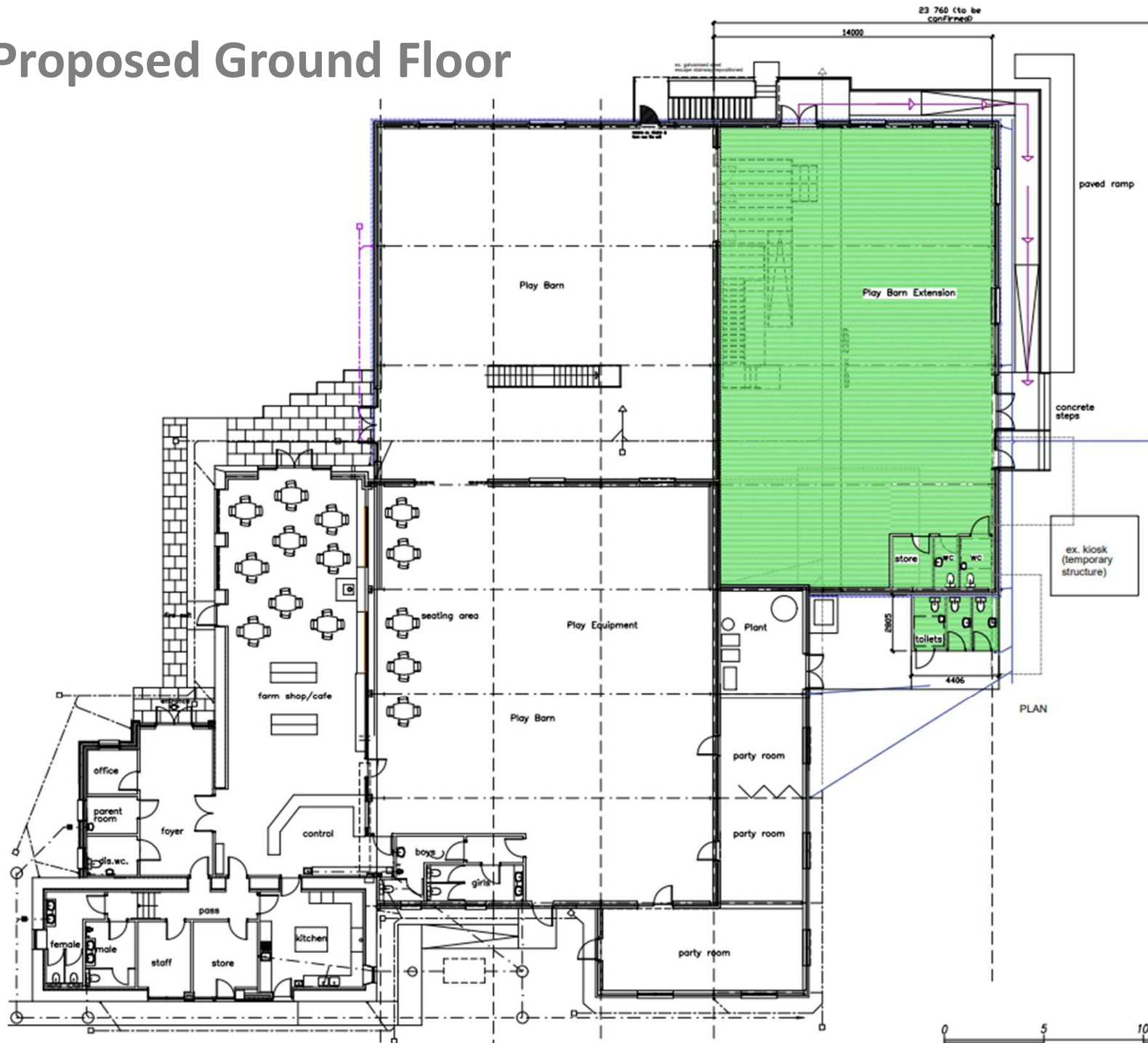
ex. kiosk (temporary structure)

ex. toilets (temporary structure)

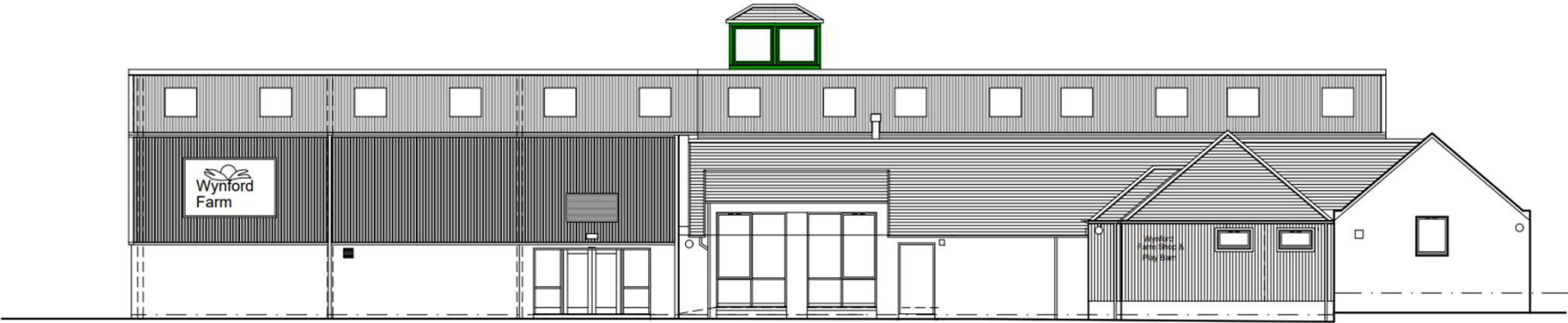


0 5 10

Proposed Ground Floor



East Elevation

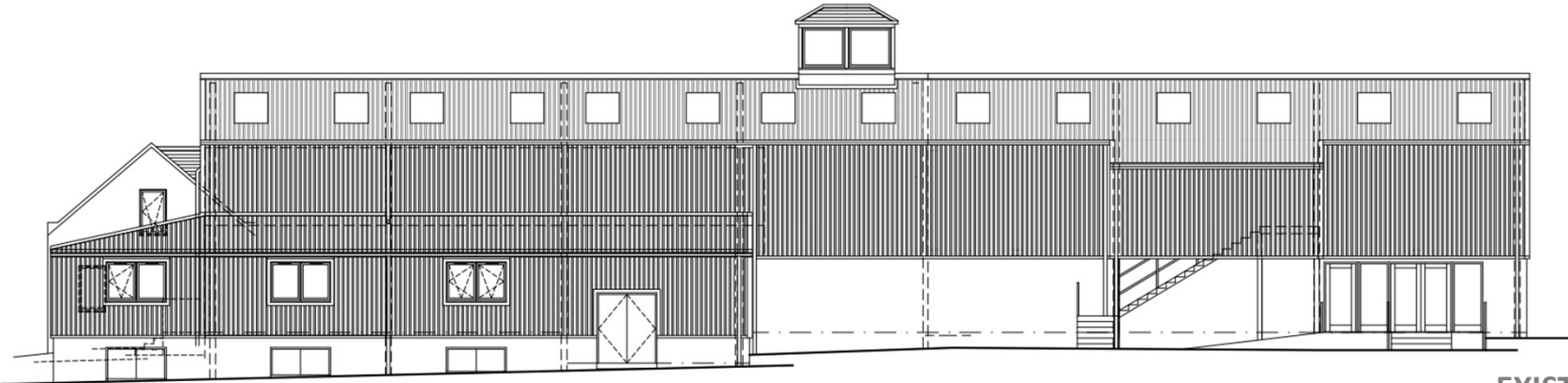


EXISTING

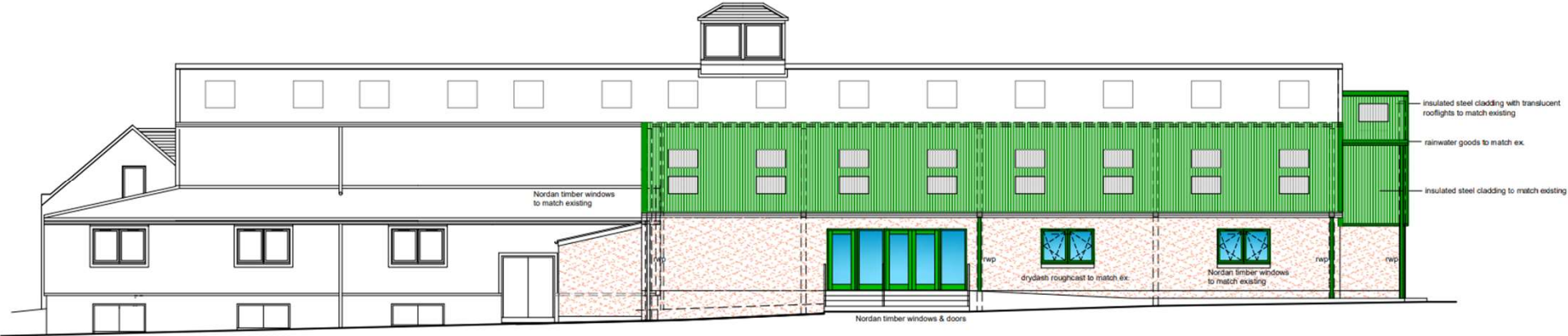


PROPOSED

West Elevation

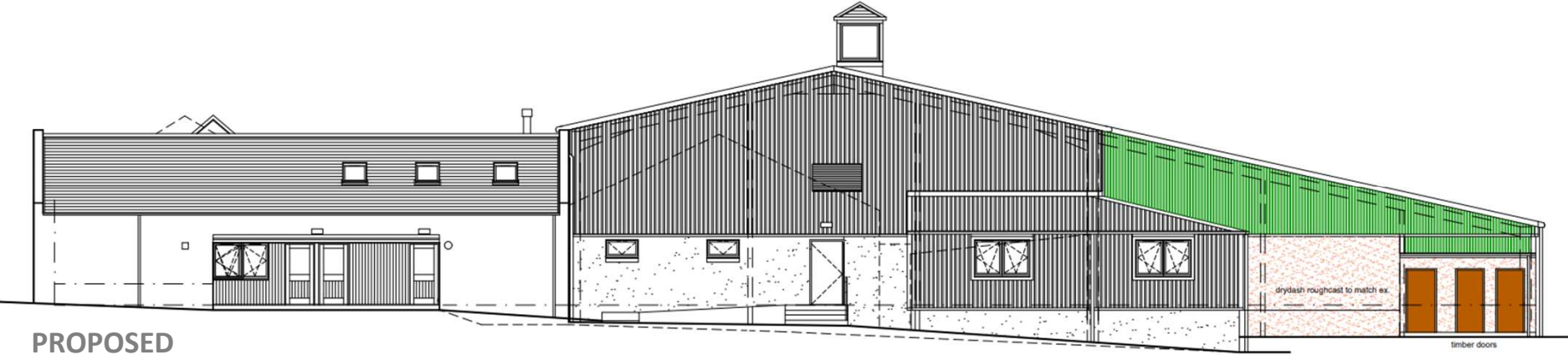
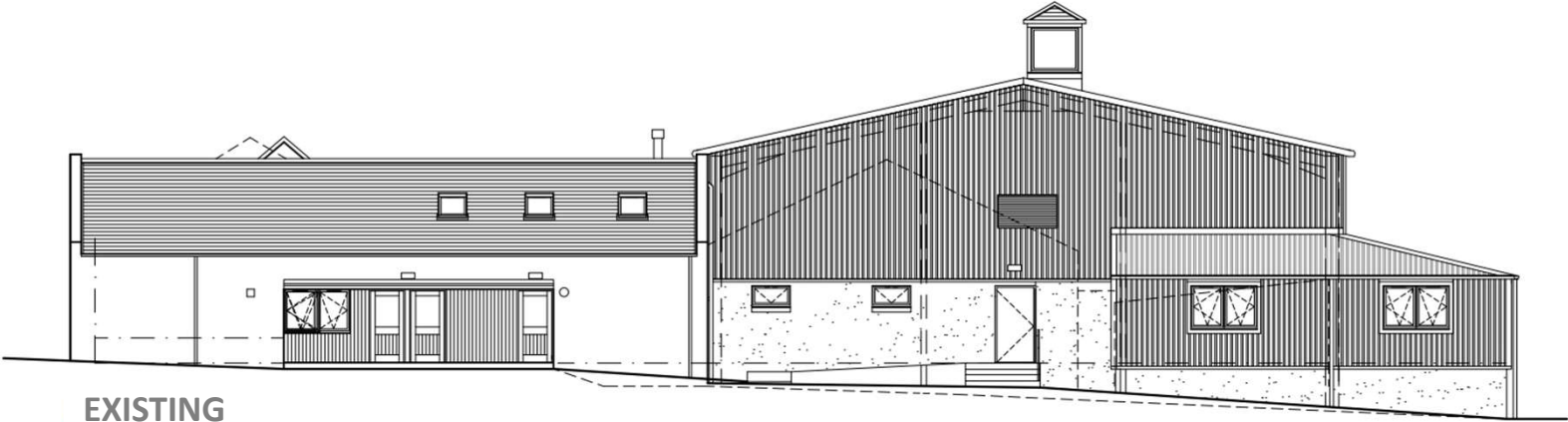


EXISTING



PROPOSED

North Elevation



South Elevation



EXISTING



PROPOSED

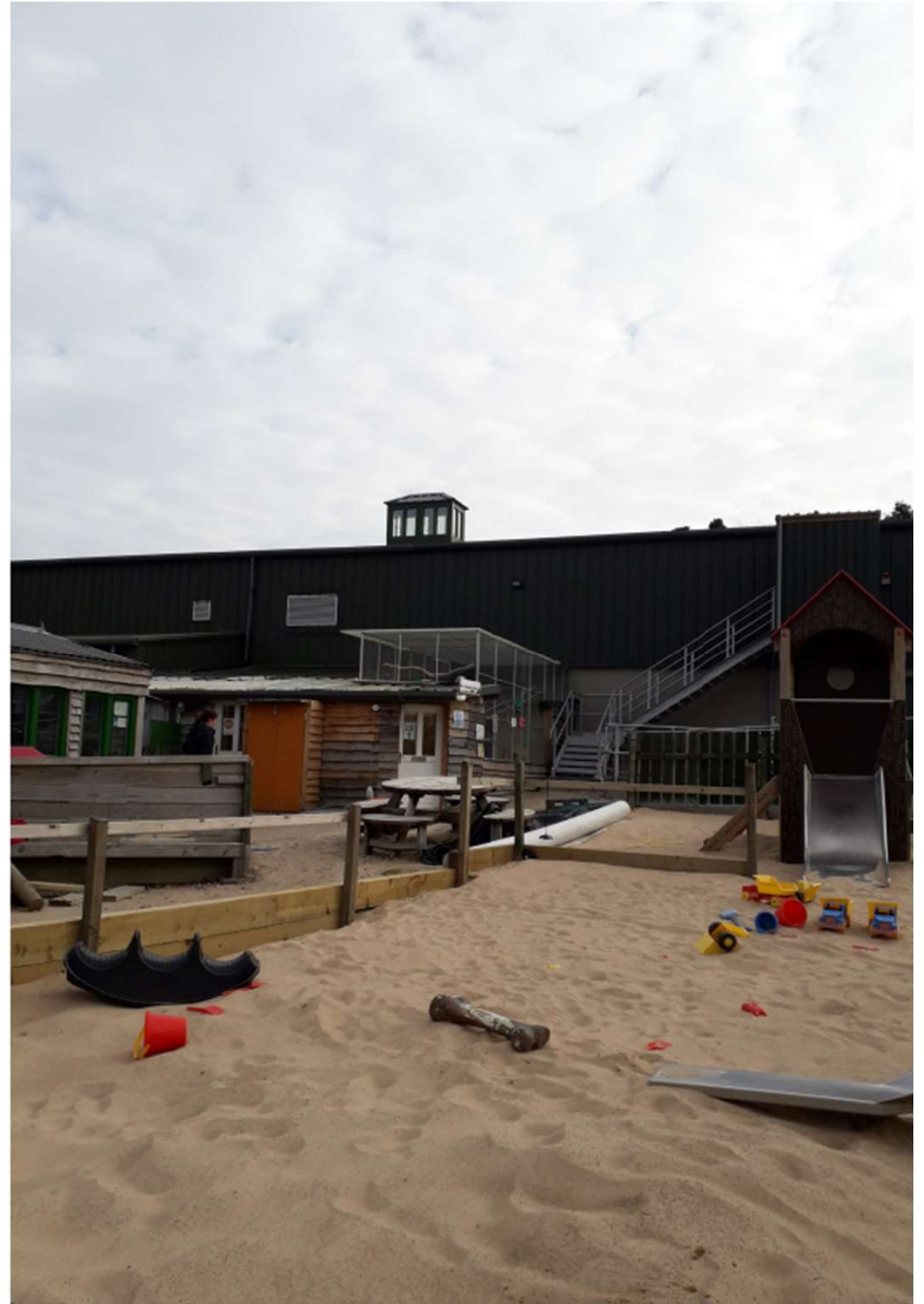
Site Photos



Site Photos



Site Photos



Site Photos



Reasons for Appointed Officer Decision

1. There has been a formal objection from the Health and Safety Executive who raise concerns regarding the safety of the proposal development, as such the proposal does not comply with Policy B6 - Pipelines, Major Hazards and Explosives Storage Sites as contained within the Aberdeen Local Development Plan 2017.

Applicants' Case

- Notes that the application was refused solely on the basis of the objection from HSE and consequent conflict with ALDP policy B6
- Contends that the proposed extension is not intended to cater for an increased number of visitors, and highlights that the works would result in the loss of two existing car parking spaces
- Contends that HSE's position is not consistent with that adopted for the original play barn consent (090706), which HSE treated as 'sensitivity level 1 development'
- Highlights that HSE has not applied its 'extension rule' which can reduce the sensitivity level if the population would not increase by more than 10%
- Contends that number of visitors is limited by amount of on-site parking available, as the site is not readily reached by other means, and that formation of new parking would require planning permission. Visitor numbers are further regulated by a requirement for online booking
- Notes that the extension would allow greater space for indoor Covid-19 safety by allowing for one-way systems and greater separation between staff and visitors

Policy NE2 (Green Belt)

- Note preamble on aim of green belt (below) – not merely for purposes of visual or environmental protection

Green Belt

3.101 The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen's landscape setting and providing access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration.

- No development other than that which is essential for:
 - Agriculture
 - Woodland and forestry
 - Recreational uses compatible with agricultural or natural setting
 - Mineral extraction/quarry restoration
 - Landscape renewal

Policy NE2 (Green Belt)

- Then sets out further list of exceptions:
 - Small-scale expansion of existing uses in GB
 - Essential infrastructure which cannot be accommodated other than in GB
 - Conversion of historic/vernacular buildings
 - Extension of buildings above as part of conversion scheme
 - Replacement of existing houses on one-for-one basis
- Requirement that all development in the Green Belt is of the highest quality in terms of siting, scale, design and materials.

Policy D1 (Quality Placemaking by Design)

Policy D1 - Quality Placemaking by Design

All development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. Well considered landscaping and a range of transportation opportunities ensuring connectivity are required to be compatible with the scale and character of the developments.

Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities;

- **distinctive**
- **welcoming**
- **safe and pleasant**
- **easy to move around**
- **adaptable**
- **resource efficient**

How a development meets these qualities must be demonstrated in a design strategy whose scope and content will be appropriate with the scale and/or importance of the proposal.

- Does the proposal represent a high standard of design and have strong and distinctive sense of place?

Policy T2 (Managing the Transport Impact of Development)

Policy T2 - Managing the Transport Impact of Development

Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance.

The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in place, developers will be required to provide such facilities or a suitable contribution towards implementation.

Further information is contained in the relevant Supplementary Guidance which should be read in conjunction with this policy.

Policy B6 (Pipelines, Major Hazards and Explosives Storage Sites)

Pipelines, Major Hazards and Explosives Storage Sites

3.74 Within Aberdeen City, there are a number of high pressure pipelines and sites where hazardous substances or explosives are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.

Policy B6 - Pipelines, Major Hazards and Explosives Storage Sites

Where certain types of new development are proposed within the consultation zones of pipelines, major hazards and explosive storage sites, the Council will be required to consult the Health and Safety Executive (HSE) to determine the potential risk to public safety.

The Council will take full account of the advice from the HSE in determining planning applications. In addition to consultation with the HSE, the Council will consult the operators of pipelines where development proposals fall within these zones. Pipeline consultation zones are shown on the LDP Constraints Map.



Points for Consideration:

Principle: Does Green Belt policy NE2 allow for development of the type proposed?

Design: Is the proposal of high design quality, appropriate to its context (D1) - *having regard for factors such as scale, siting, footprint, proportions relative to original, materials, colour etc?*

Pipelines / Policy B6: Do members consider that the application should be refused in line with the advice from HSE, or does the LRB consider that there is merit in the arguments put forward by the applicant (noting that if minded to approve, the application must be notified to Scottish Ministers for review and possible call-in)?

- 1. Does the proposal comply with the Development Plan when considered as a whole?**
- 2. Are there any material considerations that outweigh the Development Plan in this instance?**

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)