



**^ND,DISTOFF_D.DCAPPL; Committee Report
^DS,DATEACTCOM.DCAPPL,21;**

Reference No: ^ND,REFVAL.DCAPPL;

^CR,, ;

^ND,DCAPPTYP_D.DCAPPL; For ^ND,PROPOSAL.DCAPPL; at

^ND,ADDRESS.DCAPPL;

^CR,

;

Applicant:

^ND,APPNAME.DCAPPL;

Agent:

^CS,AGTNAME.DCAPPL;No

Agent^ES;^XS,AGTNAME.DCAPPL;^ND,AGTNAME.DCA
PPL;^ES;

Grid Ref:

E:^NU,MAPEAST.DCAPPL;

N:^NU,MAPNORTH.DCAPPL;

Ward No. and Name:

^ND,WARD_W.DCAPPL;

Application Type:

^ND,DCAPPTYP_D.DCAPPL;

Representations

Consultations

Relevant Proposals

Map

Designations:

Complies with

Development Plans:

Main Recommendation

^IM,DC ^ND,REFVAL.DCAPPL; ;

NOT TO SCALE

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1. Reason for Report

For applications where we are seeking an Area Committee **DECISION** on an application

Majors

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.2.1 of Part 2C Planning Delegations of the Scheme of Governance as the application is for major development.

OR

Locals

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1e of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from five or fewer individuals or bodies with separate postal addresses or premises, and at least two of the total number of Local Ward Members in the Ward in which the development is proposed have requested that the application be referred to the Area Committee.

[Insert Councillor names and their reasons]

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1f of Part 2C Planning Delegations of the Scheme of Governance as there have been valid objections from six or more individuals or bodies with separate postal addresses or premises.

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1g of Part 2C Planning Delegations of the Scheme of Governance as there is an unresolved objection from a consultee.

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1h of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but in the professional opinion of the Head of Planning Building Standards, there has been a substantial body of support for the development.

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1i of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal but at least two Local Ward Members in the Ward in which the development is proposed, have requested that the application be referred to the Area Committee.

[Insert Councillor names and reasons]

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1j of Part 2C Planning Delegations of the Scheme of Governance as the application has been submitted by, or on behalf of, a Member of the Authority, or their spouse or partner, and where the recommendation is to approve.

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1l of Part 2C Planning Delegations of the Scheme of Governance as the application has been submitted by, or on behalf of, a member of staff in the Planning and Building Standards Service and the development does not accord with the Development Plan [or there has been a valid objection].

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1m of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for approval and has been submitted by the Local Authority [or its appointed agents] or relates to land in the ownership of the Local Authority or land in which the Local Authority has a financial interest and there has been a valid objection.

OR

1.1 The Committee is able to consider and take a decision on this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1n of Part 2C Planning Delegations of the Scheme of Governance as the application is recommended for refusal and has been submitted by the Local Authority [or its appointed agents] or relates to land in the ownership of the Local Authority or land in which the Local Authority has a financial interest and there has been a valid objection.

OR

For applications where we are seeking an Area Committee **VIEW** on an application

Nationals

1.1 The Committee is able to consider this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.1.1 of Part 2C Planning Delegations of the Scheme of Governance as the application is for national development which will be determined by Full Council following consultation with the relevant Area Committee.

OR

Majors

1.1 The Committee is able to consider this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.2.1a of Part 2C Planning Delegations of the Scheme of Governance as the application is for major development which in the professional opinion of the Director of Infrastructure Services following consultation with the Chief Executive and the leaders of the political groups on the Council (and any representative of the Independents, including Non-Aligned Independents), is of regional significance and which therefore will be determined by Full Council following consultation with the relevant Area Committee.

OR

1.1 The Committee is able to consider this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.2.1b of Part 2C Planning Delegations of the Scheme of Governance as the application is for major development which in the professional opinion of the Head of Planning and Building Standards is a significant departure from the Development Plan and which therefore will be determined by Full Council following consultation with the relevant Area Committee.

OR

1.1 The Committee is able to consider this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.2.1d of Part 2C Planning Delegations of the Scheme of Governance as the application is for major development which in the professional opinion of the Head of Planning and Building Standards has a significant impact on more than one Area and which therefore will be determined by the relevant Area Committee where the development is located, following consultation with the adjacent Area Committee(s).

OR

Locals

1.1 The Committee is able to consider this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1a of Part 2C Planning Delegations of the Scheme of Governance as the application is for local development which in the professional opinion of the Director of Infrastructure Services following consultation with the Chief Executive and the leaders of the political groups on the Council (and any representative of the Independents, including Non-Aligned Independents), is of regional significance and which therefore will be determined by Full Council following consultation with the relevant Area Committee.

OR

1.1 The Committee is able to consider this item in terms of Section B.9.1 of Part 2A List of Committee Powers and Section C.3.1b of Part 2C Planning Delegations of the Scheme of Governance as the application is for local development which in the professional opinion of the Head of Planning and Building Standards has a significant impact on more than one Area and which therefore will be determined by the relevant Area Committee where the development is located, following consultation with the adjacent Area Committee.

1.2 This application was deferred at the last meeting of the [INSERT Area] Area Committee on [INSERT date] for a site visit/further information. The site visit/information has now been carried out/submitted. [DELETE AS APPROPRIATE]

1.2 **OR** 1.3 (if 1.2 above is required)

The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report [and had no comments to make **OR** and their comments are incorporated within the report] and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

2.1

Use sections 1, 2, 3 & 4 from Report of Handling. To include:
An overview of proposal;
Detail of the proposal;
Description of the site and surrounding area
Relevant planning history of the site and the surrounding area;
Relevant previous applications and Pre App advice.
Technical reports and surveys (list of titles with dates submitted)
Changes to description
Changes to proposal
Any re-notification

3. Representations

Use section 5 from Report of Handling
Total number of valid reps as per the scheme of delegation(does not include multi reps from same household)
Summary of material issues
Briefly paraphrase the points for and against the development (do not include non material representations)

3.1 A total of X valid representations (X support/Y objection) have been received as defined in the Scheme of Delegation. This does not include multiple representations from the same household which equate to X letters in total. All issues raised have been considered. The letters raise the following material issues:

[ENTER]

OR

3.1 No valid letters of representation have been received.

4. Consultations

4.1

Internal

External

To be presented in alphabetical order, bold title and paraphrase (if multiple responses on same area e.g. telecommunications, use suitable heading)

If responses are long you may wish to include bullet points to give a break down.

Include all formal consultees if consulted and Environmental surgeries

E.g. Infrastructure Services (Roads Development) has commented.....

5. Relevant Planning Policies

Use sections 7&8 from Report of Handling

List policies in order

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

Expand as appropriate

5.2 Aberdeen City and Shire Strategic Development Plan 2014

The purpose of this Plan is to set a clear direction for the future development of the North East. It promotes a spatial strategy. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

5.3 Aberdeenshire Local Development Plan 2012

List policies (titles only) in order e.g.

Policy 8: Layout, siting and design of new development
SG LSD2: Layout, siting and design of new development

5.4 Proposed Aberdeenshire Local Development Plan 2017

Aberdeenshire Council on 9 March 2017 resolved to adopt the Aberdeenshire Local Development Plan 2017, as modified, to replace the Local Development Plan 2012. Unless as otherwise directed by Scottish Ministers, following notification to them, this should be on 17 April 2017.

As a consequence of the Council's agreed intention to adopt the Plan, the Plan now carries significantly more weight in the determination of planning applications, albeit the 2012 Plan remains the adopted Plan up until it is replaced.

The most relevant policies contained within the Proposed Aberdeenshire Local Development Plan 2017 are as follows:

List policies (titles only) in order e.g.

Policy P1: Layout, siting and design

5.5 Other Material Considerations

List title of document and publication, paraphrase each e.g. LDP Planning Advice.

6. Discussion

6.1

Use section 10 from Report of Handling. To include where appropriate:

1st Paragraph-highlight key planning issues

Principle issues (refer to policy)

Site design and layout

Technical issues

Material considerations

Discuss representations (acknowledge)

Conclusion

Nb. Always refer to policy, use headings for complex applications

In the case of wind turbine applications it will be necessary to use headings. Standard headings always required are: Cumulative Impact, Landscape and Visual Impact. In addition other headings may be necessary e.g. Built & Cultural Heritage, Ecology, General Amenity etc

7. Area Implications

Please be aware of the relevant Local Plan and reference where appropriate.

7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

OR

7.1 Text

8. Equalities, Staffing and Financial Implications

8.1 An equality impact assessment has been carried out as part of the development of the proposals set out above. It is included as Appendix 1 and [***complete the sentence with one or more of the following as appropriate***] no impact has been identified.
the following impacts have been identified which can be mitigated as described [text].
the following impacts have been identified which cannot be fully mitigated as explained [text].
there is a positive impact as follows [text].

OR

8.1 An equality impact assessment is not required because [state reasons using the guidance provided by the Equalities team] and does not have a differential impact on any of the protected characteristics.

8.2 There are no staffing and financial implications. **OR** There are staffing and financial implications [state implications/state if no staffing implications].

9. Sustainability Implications

9.1 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

OR

9.1 Text

10. Departures, Notifications and Referrals

10.1 Strategic Development Plan Departures

None

OR

Policy XX:

Policy XX:

10.2 Local Development Plan Departures

None

OR

Policy XX:

Policy XX:

10.3 The application is not a Departure from the Local Development Plan (and/or) Strategic Development Plan and no departure procedures apply.

OR

10.3 The application is a Departure from the valid Local Development Plan (and/or) Strategic Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.

10.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.

OR

10.4 The application falls within one of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and therefore requires to be notified to the Scottish Ministers prior to determination.

OR

10.4 (Wind Turbine apps)The application falls within one of the categories contained in the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) (Scotland) Direction 2003, if Members are minded to support this proposal it will be necessary to refer the application to the Scottish Government in line with notification procedures where a statutory consultee (BAA, MOD and NATS (delete as applicable) have objected to an application.

10.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

OR

10.5 The proposed development is in the opinion of the Head of Planning and Building Standards in significant conflict with [INSERT relevant development plan policy/policies] and if the Committee is minded to approve then the application will have to be referred to Infrastructure Services Committee.

11. Recommendation

Note: Recommendations should be linked to the relevant policy

11.1 GRANT subject to the following conditions:-

OR

11.1 That authority to GRANT be delegated to the Head of Planning and Building Standards subject to:-

OR

11.1 That Members agree that the application be referred to the Infrastructure Services Committee for determination and confirm their support for the application by agreeing that Authority to GRANT be delegated to the Head of Planning and Building Standards subject to:

11.2 That the Committee agree the reason for departing from the xx Plan.
[Enter reason]

OR

11.2 Reason for Decision
[Enter reason]

OR

11.1 REFUSE for the following reasons:-

Stephen Archer
Director of Infrastructure Services
Author of Report: ^ND,RECOMOFF_N.DCAPPL;
Report Date: ^DS,RECOMDATE.DCAPPL,21;