

Appendix A

Policy review statements, stakeholder and community consultation

Appendix B

Departures 2007-2008

Appendix C

Analysis of the employment land audits 2002-2008

Appendix D

Population and household analysis

Appendix E

Analysis of the housing land audits 2006-2009

Appendix B Departures 2007-2008

APPENDIX 1: SUMMARY REPORT AND FULL SCHEDULES OF DEPARTURES

INFRASTRUCTURE SERVICES COMMITTEE – 9 OCTOBER 2008

DEVELOPMENT PLAN DEPARTURES RECORD: 1 APRIL 2007 – 31 MARCH 2008

SCHEDULES

Schedule 1:	BANFF AND BUCHAN Schedule of Departures: 1 April 2007 to 31 March 2008	PP 16 - 38
Schedule 2:	BUCHAN Schedule of Departures: 1 April 2007 to 31 March 2008	PP 39 - 48
Schedule 3:	FORMARTINE Schedule of Departures: 1 April 2007 to 31 March 2008	PP 49 - 58
Schedule 4:	GARIOCH Schedule of Departures: 1 April 2007 to 31 March 2008	PP 59 - 62
Schedule 5:	KINCARDINE AND MEARNES Schedule of Departures: 1 April 2007 to 31 March 2008	PP 63- 74
Schedule 6:	MARR Schedule of Departures: 1 April 2007 to 31 March 2008	PP 75- 95

The Schedules list the departures by Area Committee, and include the development plan policies that are being departed from, the reasons given by the Area Committees for the approval of the departure and the Recommendation of the Head of Development Management and Building Standards. In the cases where the recommendation of The Head DM and BS is to grant the application the reason given for the approval of that departure will be from the Officer's report (rather than from the Members).

SUMMARY REPORT

Development Plan Departures Record (1 April 2007 – 31 March 2008)

1. Background

- 1.1 Government advice on departures from development plans is contained in Planning Advice Note 41 (PAN 41): Development Plan Departures and in Scottish Planning Policy 1 (SPP 1): The Planning System: Development Contrary to Development Plans (paras 58 and 59). PAN 41 advises:
- a) Planning authorities should monitor departures and update development plans. A large number of departure approvals will undermine the credibility and effectiveness of development plan policies. Monitoring of departures will assist in indicating when a review of the development plan is required.
 - b) Planning authorities should be aware of the number and type of departures from development plans, and keep a record of these departures.

2. Records of Departures

- 2.1 The last records of departures were presented to ISC at their meeting of 4 October 2007, for the period 1 April 2006 – 31 March 2007.

3. Reason for Report

- 3.1 To present the departure records for 1 April 2007 – 31 March 2008.

4. Departures

- 4.1 Table 1: Departures as a % of Applications Determined: Aberdeenshire (April 1999 – March 2008)

Year	Applications Determined	Departures	Departures as a % of Applications Determined
1999/2000	3048	85	2.8%
2000/2001	3211	110	3.4%
2001/2002	3386	109	3.2%
2002/2003	3534	130	3.7%
2003/2004	3975	115	2.9%
2004/2005	4266	143	3.4%
2005/2006	4169	176	4.2%
2006/2007	4366	194	4.4%
2007/2008	4455	327	7.4%

4.2. Table 2: Record of Departures for the 6 Area Committees in Aberdeenshire (April 1999 – March 2008)

Area	1999/2000	2000/2001	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
Banff and Buchan	13	25	26	37	31	24	54	67	101
Buchan	8	11	18	22	13	27	27	17	25
Formartine	27	29	18	14	11	19	26	26	37
Garioch	14	18	21	18	13	24	18	28	17
Marr	12	14	14	16	21	16	20	21	93
Kincardine and Mearns	11	13	12	23	26	33	31	35	54
Aberdeenshire	85	110	109	130	115	143	176	194	327

4.3 Table 3: Comparative figures of last 3 years of Departures within the 6 Area Committees

Area	Departures 2005/2006	% share	Departures 2006/2007	% share	Departures 2007/2008	% share
Banff and Buchan	54	31%	67	35%	101	31%
Buchan	27	15%	17	9%	25	8%
Formartine	26	15%	26	13%	37	11%
Garioch	18	10%	28	14%	17	5%
Marr	20	11%	21	11%	93	28%
Kincardine & Mearns	31	18%	35	18%	54	17%
Aberdeenshire	176	100%	194	100%	327	100%

4.4. Tables 4, 5 and 6: Departures as a % of Applications Determined for the last 3-year periods: 1 April 2005 – 31 March 2006, 1 April 2006 – 31 March 2007 and 1 April 2007 – 31 March 2008

Table 4: Departures as a % of Applications Determined: 1 April 2005 – 31 March 2006

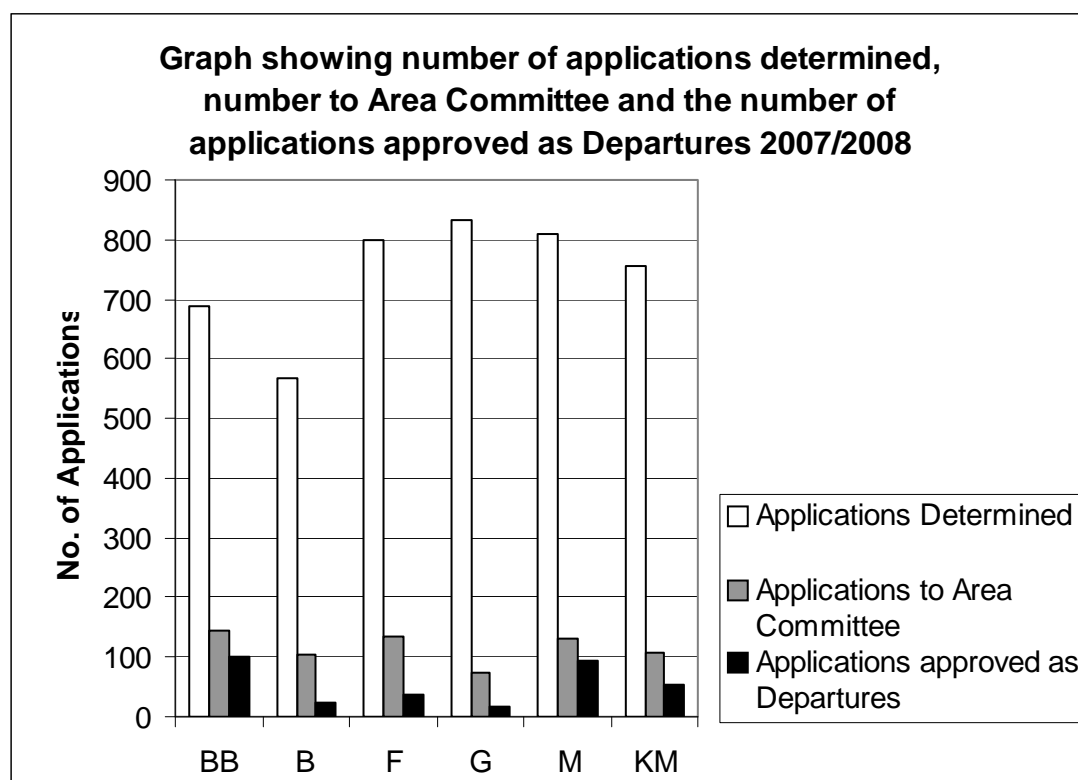
2005/2006	Applications Determined	Departures	Departures as a % of Applications Determined
Banff and Buchan	518	54	10.4%
Buchan	576	27	4.7%
Formartine	707	26	3.7%
Garioch	833	18	2.2%
Marr	831	20	2.4%
Kincardine & Mearns	704	31	4.4%
Aberdeenshire	4169	176	4.2%

Table 5: Departures as a % of Applications Determined:
1 April 2006 – 31 March 2007

2006/2007	Applications Determined	Applications to Area Committee	Approved Departures	Departures as a % of Applications Determined
Banff and Buchan	627	119	67	10.7%
Buchan	560	118	17	2.9%
Formartine	791	121	26	3.3%
Garioch	814	95	28	3.3%
Marr	845	148	21	2.5%
Kincardine & Mearns	729	101	35	4.8%
Aberdeenshire	4366	702	194	4.4%

Table 6: Departures as a % of Applications Determined:
1 April 2007 – 31 March 2008

2007/2008	Applications Determined	Applications to Area Committee	Approved Departures	Departures as a % of Applications Determined
Banff and Buchan	690	144	101	14.6%
Buchan	569	104	25	4.4%
Formartine	798	133	37	4.6%
Garioch	833	73	17	2.0%
Marr	811	131	93	11.5%
Kincardine & Mearns	754	108	54	7.2%
Aberdeenshire	4455	693	327	7.3%



(Figures from Table 6)

4.4 Comments (from Tables 1-6)

1. Since the last record of departures (1 April 2006 – 31 March 2007) there has been an increase in the number of departures approved in Aberdeenshire from 194 to 327 and an increase in the number of applications determined from 4366 to 4455. As a result, the departure approvals as a percentage of the applications determined has increased from 4.4% to 7.3% (Table 6).
2. Over the past year and in reaction to an outcome from an ombudsman ruling, there has been an increase in the number of applications being advertised as potential departures. In many instances, the applicants have gone on to amend their applications and the applications are subsequently approved as complying with policy. It should be noted therefore that this recent practice has significantly impacted on the 2007/2008 figures. Table 7 below illustrates the more realistic figure for departures, as such excluding the departure applications which were advertised as departures and subsequently amended and approved under delegation. The resultant figure of 183 is in line with past trends.

Table 7: Advertised Departures and Departures to Area Committee
1 April 2007 – 31 March 2008

2007/2008	Advertised Departures	Departures approved by Area Committee	Departures approved by Head: DM and BS (delegated)
Banff and Buchan	101	79	22
Buchan	25	20	5
Formartine	37	33	4
Garioch	17	6	11
Marr	93	22	71
Kincardine & Mearns	54	23	31
Aberdeenshire	327	183	144

3. Banff and Buchan
Banff and Buchan recorded the highest number of approved departures over the report period, representing a 31% share of the total number of departures in Aberdeenshire (Table 3).
4. Buchan
There has been an increase in the number of departures.
5. Formartine
There has been an increase in the number of departures.
6. Garioch
Garioch has the lowest number of departures approved this year and is the only Area to have a decrease from the previous report period.
7. Marr

Marr has the second highest number of departures, although 75% of the advertised departures were in fact approved after amendments or deemed to comply.

8. Kincardine and Mearns

There has been an increase in the number of departures.

4.5 Departures from NEST and ALP

1. Annex 1 illustrates the policies in NEST and ALP departed from. Although there are variations through the 6 Area Committees, it is clear to see which policies are departed from the most. These are:

- Policies relating to design, including NEST Policy 21: Design, ALP Policy Hou\7: House Extensions, ALP Policy Gen\2: The Layout, Siting and Design of New Development, ALP Appendix 1: The Design of New Development in Aberdeenshire
- Policies relating to housing in the countryside, including NEST Policy 12: House Building in the Countryside beyond the Green Belt, ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of the Cairngorms National Park, ALP Policy Hou\5: Cohesive Groups in RHMA, ALP Policy Hou\6: Replacement Houses in the Countryside
- Policies relating to built heritage, including NEST Policy 20: Built Heritage and Archaeology, ALP Policy Env\17: Conservation Areas, ALP Policy Env\18: Listed Buildings

Table 8: Departures from Design, Housing in the Countryside (HIC) and Built Heritage policies

Area	Design	Housing in the Countryside	Built Heritage
Banff & Buchan	42	26	13
Buchan	2	10	8
Formartine	6	20	3
Garioch	4	3	1
Marr	47	22	4
Kincardine & Mearns	29	14	2
Aberdeenshire	130	95	31

(Note these figures include the delegated approvals)

2. Departures from design policies represent 40% (130) of the total number of departures in Aberdeenshire for the 2007/2008 report period. The breakdown for the 6 Area Committees can be seen in Table 8 above. In the previous period 2006/2007, the figure for departures from design policies was 27%. This increase is due to the considerable increase in the number of applications advertised as potential departures, in particular for house extensions in the Marr area.
3. Departures from housing in the countryside policies (HIC) represent almost 30% (95) of the total number of departures in 2007/2008 in Aberdeenshire. The breakdown for the 6 Area Committees for both 2006/2007 and 2007/2008 are detailed in Tables 9 and 10 below.

Table 9: Departures from policies relating to housing in the countryside as a % of the total number of departures: 1 April 2006 – 31 March 2007

Area	Departures 2006/2007	Departures from Housing in Countryside policies	HIC Departures as a % Of Total Departures in each AC	HIC Departures as a % share per Area Committee
Banff & Buchan	67	20	30%	28%
Buchan	17	6	35%	8%
Formartine	26	8	31%	11%
Garioch	28	12	43%	17%
Marr	21	11	52%	15%
Kincardine & Mearns	35	15	43%	21%
Aberdeenshire	194	72	37%	100%

Table 10: Departures from policies relating to housing in the countryside as a % of the total number of departures: 1 April 2007 – 31 March 2008

Area	Departures 2007/2008	Departures from Housing in Countryside policies	HIC Departures as a % Of Total Departures in each AC	HIC Departures as a % share per Area Committee
Banff & Buchan	101	26	26%	27%
Buchan	25	10	40%	11%
Formartine	37	20	54%	21%
Garioch	17	3	18%	3%
Marr	93	22	24%	23%
Kincardine & Mearns	54	14	26%	15%
Aberdeenshire	327	95	29%	100%

4. There has been a decrease in the percentage share of departures from housing in the countryside policies from 37% (72) in the previous 2006/2007 report period (Table 9) to 29% (95) in the current report period 2007/2008 (Table 10). However with regard to actual numbers there was an increase from 72 to 95, still a significant number of departures from HIC policies. It can also be noted that of the 95 departures approved from HIC policies in this report period, 52 (55%) were recommended for refusal by officers as compared with 43 (60%) in the previous 2006/2007 period. As with the departures from design an increased number of the HIC departures were approved as delegated after minor amendments from applicants.
5. The remaining 30% of departures in Aberdeenshire are from various policies. Of significance, in this report period, almost 10% (31) of the departures are from policies relating to Built Heritage, 42% of these in Banff and Buchan.

4.6 Comparison with other Local Authorities in Scotland

In the previous year period 2006/2007, Aberdeenshire had the highest number of approved departures of all the planning authorities in Scotland (20% of the Scottish total - Annex 2 in Appendix 1). This has been the trend over the past 4 years. The comparative figures for this report period are not available.

5. Conclusion

- 5.1 Corporate Performance Indicators require a monthly record of departures to be recorded for the 6 areas. The departure records are reported quarterly to the Area Committees and to ISC. A register of continual data now exists in this regard.
- 5.2 There has been an increase in the number of departures being approved in Aberdeenshire over the report period. This reflects on the overall performance of the development plan. By investigating those policies that are being contravened, areas of concern in the development plan that require possible review can be identified i.e. design, housing in the countryside policies and built heritage and listed buildings.
- 5.3. The conclusions drawn from this report reinforce the case for concern, specifically the policies on design and housing in the countryside.

DEPARTURES FROM STRUCTURE PLANS AND LOCAL PLANS

(1 April 2007– 31 March 2008)

For the majority of the departure applications more than one policy is departed from. These policies are listed below.

1. BANFF AND BUCHAN

Departures from Policies of NEST and Local Plan	April 07 – March 08
NEST Structure Plan December 2001	
Policy 1: Employment Land	1
Policy 3: Other Employment Opportunities	3
Policy 5: Renewable Energy Facilities	1
Policy 6: Tourism	2
Policy 11: General Housing Considerations	10
Policy 12: House Building in the Countryside beyond the Green Belt	28
Policy 15: Retailing and Town Centres	1
Policy 19: Wildlife, Landscaping and Land Resources	3
Policy 20: Built Heritage & Archaeology	14
Policy 21: Design	34
Policy 31: Connecting Communities within the NE	8
Aberdeenshire Local Plan 2006	
Policy Hou\2: Future Housing Land 2006-2015	1
Policy Hou\4: New Housing in Countryside	21
Policy Hou\5: Cohesive Groups in RHMA	6
Policy Hou\6: Replacement Houses in the Countryside Extensions	3
Policy Hou\7: House Extensions	26
Policy Emp\1: Allocated and Existing Employment Land	1
Policy Emp\3: Employment Development in the Countryside	2
Policy Emp\6: Retail Development in larger settlements-the sequential approach	1
Policy Emp\9: Tourist Facilities and Accommodation	2
Policy Env\5B: Areas of Landscape Significance	3
Policy Env\7: Protected and Other Open Areas in Settlements	1
Policy Env\17: Conservation Areas	7
Policy Env\18: Listed Buildings	7
Policy Env\20: Historic gardens and designed landscapes	1
Policy Inf\1: Roads and Accesses	16
Policy Inf\2: Parking, Servicing and Accessibility	6
Policy Inf\4: Drainage and Water Standards	3
Policy Inf\5: Water Supply	1
Policy Inf\7: Renewable Energy Facilities-Wind Energy	1
Policy Gen\1: Sustainability Principles	3
Policy Gen\2: The layout, siting and design of new development	32
Policy Gen\4: Infill Development	6
Policy Gen\7: Contaminated Land	2
Appendix 1: The design of new Development in Aberdeenshire	1

2. BUCHAN

Departures from Policies from NEST and Local Plan	April 07 – March 08
NEST Structure Plan December 2001	
Policy 3: Other Employment Opportunities	2
Policy 12: House Building in the Countryside beyond the Green Belt	5
Policy 20: Built Heritage & Archaeology	3
Policy 31: Connecting Communities within the NE	1
Aberdeenshire Local Plan 2006	
Policy Emp\3:Employment Development in the Countryside	1
Policy Emp\4:Home Based Employment	1
Policy Hou\4: New Housing in Countryside	6
Policy Hou\6: Replacement Houses in the Countryside Extensions	3
Policy Hou\7: House Extensions	2
Policy Env\17: Conservation Areas	6
Policy Env\18: Listed Buildings	7
Policy Inf\1: Roads and Accesses	1
Policy Inf\2: Parking, Servicing and Accessibility	2
Policy Inf\4: Drainage and Water Standards	1
Policy Inf\5: Water Supply	1
Policy Gen\2: The layout, siting and design of new development	11
Policy Gen\4:Infill Development	2
Policy Gen\6:Hazardous Developments	1
Policy Gen\11:Redevelopment and Mixed Use Areas	1
Appendix 1:The Design of New Development in Aberdeenshire	1
Appendix 3:Cohesive Groups in the RHMA	3
Banff & Buchan District Council District Local Plan July 1988	
Land Use Policy 14: Tourist Areas	1

3. FORMARTINE

Departures from Policies from NEST and Local Plan	April 07 – March 08
NEST Structure Plan December 2001	
Policy 3: Other Employment Opportunities	1
Policy 10: Indicative Housing Distribution: 2011 to 2015	1
Policy 11: General Housing Considerations	4
Policy 12: House Building in the Countryside beyond the Green Belt	16
Policy 20: Built Heritage & Archaeology	2
Policy 21: Design	4
Policy 31: Connecting Communities within the NE	1
Aberdeenshire Local Plan 2006	
Policy Hou\1: Housing Land Allocations 2000-2005	1
Policy Hou\2: Future Housing Land 2006-2015	1

Policy Hou\4: New Housing in Countryside	15
Policy Hou\5: Cohesive Groups in RHMA	3
Policy Hou\6: Replacement Houses in the Countryside	5
Policy Hou\7: House Extensions	5
Policy Emp\3: Employment Development in the Countryside	1
Policy Env\17: Conservation Areas	1
Policy Env\18: Listed Buildings	3
Policy Gen\1: Sustainability Principles	1
Policy Gen\2: The layout, siting and design of new development	6
Policy Gen\4: Infill Development	2
Policy Inf\2: Parking, Servicing and Accessibility	1
Policy Inf\10: Community Facilities	1
Appendix 1: The Design of New Development in Aberdeenshire	4
Gordon District Local Plan 1989	
Policy ENV 2: Control of Development East Gordon Countryside	1
Policy LU14: Tourist Area	2

4. GARIOCH

Departures from Policies from NEST, Grampian Structure Plan and Local Plan	April 07 – March 08
NEST Structure Plan December 2001	
Policy 9: Housing Allocations Jan 2000 – Dec 2005	3
Policy 12: House Building in the Countryside beyond the Green Belt	2
Policy 20: Built Heritage & Archaeology	1
Policy 21: Design	1
Aberdeenshire Local Plan 2006	
Policy Hou\2: Future Housing Land 2006 - 2015	4
Policy Hou\4: New Housing in Countryside	1
Policy Hou\6: Replacement Houses in the Countryside Extensions	1
Policy Hou\7: House Extensions	4
Policy Inf\1: Roads and Accesses	1
Policy Inf\2: Parking, Servicing and Accessibility	1
Policy Emp\3: Employment development in the Countryside	2
Policy Emp 9: Tourist Facilities and Accommodation	1
Policy Env\18: Listed Buildings	1
Policy Gen\2: The layout, Siting and Design of New Development	1
Appendix 1: The Design of New Development in Aberdeenshire	3
Gordon District Local Plan 1989	
Policy ENV 3: Control of Development West Gordon Countryside	1

5. MARR

Departures from Policies from NEST and Local Plans	April 07 – March 08
NEST Structure Plan December 2001	
Policy 3: Other Employment Opportunities	1
Policy 11: General Housing Considerations	2
Policy 12: House Building in the Countryside beyond the Green Belt	13
Policy 20: Built Heritage & Archaeology	2
Policy 21: Design	5

Policy 22: Water Management	1
Aberdeenshire Local Plan 2006	
Policy Hou\4: New Housing in Countryside	15
Policy Hou\5: Cohesive Groups in RHMA	2
Policy Hou\6: Replacement Houses in the Countryside	5
Policy Hou\7: House Extensions	34
Policy Inf\2: Parking, Servicing and Accessibility	2
Policy Inf\4A: Foul Drainage Standards	4
Policy Inf\4B: Surface Water Drainage Standards: SUDS	5
Policy Env\5B: Areas of Landscape Significance	1
Policy Env\7: Protected and Other Open Areas in Settlements	2
Policy Env\8: Trees and Woodlands	1
Policy Env\14: Ponds	1
Policy Env\17: Conservation Areas	3
Policy Env\18: Listed Buildings	4
Policy Emp\3: Employment Development in the Countryside	3
Policy Emp\5: Defined Town Centres	3
Policy Emp\7: Retail Development in the Smaller Settlements	1
Policy Gen\1: Sustainability Principles	2
Policy Gen\2: The layout, siting and design of new development	36
Policy Gen\6: Hazardous Development	1
Appendix 1: The Design of New Development in Aberdeenshire	19
Appendix 2: The Conversion of Non-Residential Vernacular Buildings in the Countryside	1

6. KINCARDINE AND MEARNS

Departures from Policies from NEST and Local Plan	April 07 – March 08
NEST Structure Plan December 2001	
Policy 2: Employment Land Distribution	1
Policy 11: General Housing Considerations	1
Policy 12: House Building in the Countryside beyond the Green Belt	9
Policy 15: Retailing and Town Centres	1
Policy 21: Design	3
Policy 28: Development in the Green Belt	1
Policy 29: Coastal Planning	1
Policy 31: Connecting Communities within the NE	1
Aberdeenshire Local Plan 2006	
Policy Hou\4: New Housing in Countryside	13
Policy Hou\6: Replacement Houses in the Countryside	3
Policy Hou\7: House Extensions	21
Policy Env\3: Other Recognised Nature Conservation Sites	1
Policy Env\4: Biodiversity	1
Policy Env\6: Coastal Development	2
Policy Env\11: Agricultural land	1
Policy Env\17: Conservation Areas	2
Policy Env\18: Listed Buildings	1
Policy Emp\3: Employment Development in the Countryside	2

Policy Emp\8: Office Development	8
Policy Inf\1: Roads and Accesses	2
Policy Gen\2: The layout, Siting and Design of new development	17
Policy Gen\4: Infill Development	1
Policy Gen\13:Green Belt	1
Appendix 1: The Design of New Development in Aberdeenshire	7

Departures in Local Authority Areas as a % of Total Departures in Scotland
(2003– 2007) (sorted in descending order)

(Base figures from Scottish Executive)

Figures for 2007/2008 have not as yet been received from Scottish Executive

Planning Authority	03-04	Departures as a % of total departures
Aberdeenshire	120	18.3%
South Lanarkshire	100	15.2%
Edinburgh	58	8.8%
South Ayrshire	58	8.8%
Highland	39	5.9%
Dumfries & Galloway	35	5.3%
Perth and Kinross	35	5.3%
North Lanarkshire	30	4.6%
East Renfrewshire	25	3.8%
Dundee City	25	3.8%
East Ayrshire	21	3.2%
Argyll and Bute	17	2.6%
LLTNP	15	2.3%
West Lothian	15	2.3%
Aberdeen City	14	2.1%
West Dunbartonshire	12	1.8%
Inverclyde	8	1.2%
East Lothian	7	1.1%
Midlothian	7	1.1%
North Ayrshire	4	0.6%
Angus	2	0.3%
East Dunbartonshire	2	0.3%
Orkney	2	0.3%
Renfrewshire	2	0.3%
Stirling	2	0.3%
Scottish Borders	1	0.2%
Glasgow City	0	0%
Fife	0	0%
Falkirk	0	0%
Clackmannanshire	0	0%
Moray	0	0%
Western Isles	0	0%
Shetland	0	0%
SCOTLAND	656	100%

Planning Authorities	04-05	Departures as a % of total departures
Highland	149	18.2%
Aberdeenshire	143	17.5%
South Lanarkshire	105	12.9%
East Ayrshire	42	5.1%
Falkirk	41	5%
Edinburgh	40	4.9%
LLTNP	31	3.8%
Dundee City	31	3.8%
Glasgow City	27	3.3%
Perth and Kinross	23	2.8%
Inverclyde	22	2.7%
Argyll and Bute	16	2%
South Ayrshire	16	2%
West Lothian	15	1.8%
Orkney	15	1.8%
Midlothian	14	1.7%
Aberdeen City	14	1.7%
Dumfries & Galloway	13	1.6%
West Dunbartonshire	13	1.6%
East Renfrewshire	11	1.3%
Shetland	6	0.7%
North Lanarkshire	5	0.6%
East Lothian	5	0.6%
Stirling	5	0.6%
North Ayrshire	3	0.4%
Angus	3	0.4%
East Dunbartonshire	2	0.2%
Moray	1	0.1%
Renfrewshire	1	0.1%
Fife	0	0%
Scottish Borders	0	0%
Western Isles	0	0%
Clackmannanshire	N/A	
SCOTLAND	812	100%

Planning Authorities	05-06	Departures as a % of total departures
Aberdeenshire	176	20.7%
Highland	164	19.3%
South Lanarkshire	138	16.2%
East Ayrshire	36	4.2%
Edinburgh	35	4.1%
Argyll and Bute	33	3.9%
Glasgow City	32	3.8%
Dumfries & Galloway	30	3.5%
South Ayrshire	30	3.5%
Dundee City	28	3.3%
Perth and Kinross	23	2.7%
Inverclyde	14	1.6%
East Renfrewshire	13	1.5%
North Lanarkshire	11	1.3%
West Dunbartonshire	11	1.3%
West Lothian	11	1.3%
Aberdeen City	10	1.2%
Fife	10	1.2%
LLTNP	10	1.2%
Orkney	8	0.9%
Midlothian	7	0.8%
Angus	5	0.6%
East Lothian	5	0.6%
Shetland	5	0.6%
East Dunbartonshire	2	0.2%
Stirling	2	0.2%
Scottish Borders	1	0.1%
Cairngorms NP	0	0
Clackmannanshire	0	0
Falkirk	0	0
Moray	0	0
North Ayrshire	0	0
Renfrewshire	0	0
Western Isles	0	0
SCOTLAND	850	100%

Planning Authorities	06-07	Departures as a % of total departures
Aberdeenshire	196	20.4%
Highland	165	17.2%
South Lanarkshire	153	15.9%
Argyll and Bute	67	7.0%
Dundee City	58	6.0%
South Ayrshire	47	4.9%
Perth and Kinross	41	4.3%
East Ayrshire	37	3.9%
Edinburgh	35	3.6%
LLTNP	25	2.6%
West Lothian	21	2.2%
Glasgow City	21	2.2%
West Dunbartonshire	15	1.6%
East Renfrewshire	14	1.5%
Dumfries & Galloway	13	1.4%
Shetland	10	1.0%
East Lothian	8	0.8%
Aberdeen City	5	0.5%
Orkney	5	0.5%
Stirling	5	0.5%
Midlothian	4	0.4%
Inverclyde	3	0.3%
Fife	2	0.2%
East Dunbartonshire	2	0.2%
Angus	2	0.2%
Cairngorms NP	2	0.2%
North Lanarkshire	1	0.1%
Renfrewshire	1	0.1%
Western Isles	1	0.1%
Falkirk	1	0.1%
Scottish Borders	0	0
Clackmannanshire	0	0
Moray	0	0
North Ayrshire	0	0
SCOTLAND	960	100%

Aberdeenshire has the highest number of approved Departures of all the Scottish planning authorities (21% in the 2005/2006 year as compared to 18% in the 2003/2005-year).

NUMBER OF APPROVALS ISSUED FROM 01/04/2007 TO 31/03/2008 SUBJECT TO DEPARTURE ADVERT

BANFF AND BUCHAN

01/04/07 – 31/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/0485	Steading Ryefield Farm Aberchirder Huntly	Change of Use of, and Alterations to, Redundant Steading to Form Holiday Letting Accommodation with 1 x Permanent Dwelling	NEST Policy 6: Tourism NEST Policy 12: House Building in the Countryside Beyond the Green Belt NEST Policy 31: Connecting Communities within the North East	ALP Policy Emp\3: Employment Development in the Countryside Policy Emp\9: Tourist Facilities and Accommodation Policy Gen\1: Sustainability Principles Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\4 (Part 2): Conversion of Non-Residential Vernacular Buildings for Residential Use Policy Inf\2: Parking, Servicing and Accessibility	The development would be completely secluded, would make good use of existing buildings and would encourage tourism in the area.	Refuse	30/04/07
APP/2006/2050	Land At Rear Of 32 High Street New Aberdour Fraserburgh	Erection of Dwellinghouse	NEST Policy 21: Design	ALP Policy Gen\4: Infill Development Policy Gen\2: The Layout, Siting and Design of New Development	The proposal is in an ideal place to build a house and would tidy up the area at the back of Gordon's Lane.	Refuse	03/04/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3154	Day Centre Former Community Hall Loch Street Whitehills	Change of Use, Conversion and Alterations of Hall to form Dwellinghouse	NEST Policy 21: Design	NEST Policy Gen\1: Sustainability Principles Policy Gen\4: Infill Development Policy Gen\2: The Layout, Siting and Design of New Development	1. There is significant distance between the development and the neighbouring houses 2. The proposed development would not be detrimental to surrounding houses. 3. The proposal would bring a disused building back into use and save it from dereliction.	Grant subject to conditions	03/04/07
APP/2006/3856	37 Craigellie Circle, Fraserburgh	Alterations and Extension to Dwellinghouse	NEST Policy 11: General Housing Considerations Policy 21: Design	ALP Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	The design is in keeping with the existing house.	Refuse	09/04/07
APP/2006/4365	84 Whinhill Road Banff	Formation of Vehicular Access		Finalised ALP Policy Inf\1: Roads and Accesses	1. The proposed development would not have a detrimental effect on surrounding properties. 2. The proposal would not significantly affect visibility of the access.	Refuse	09/04/07
APP/2006/4121	Site At St Magnus Road, Sandhaven	Erection of 2 No. Semi Detached Dwellinghouses	NEST Policy 19: Wildlife, Landscape and Land Resources Policy 21: Design	Finalised ALP Policy Env\5B: Areas of Landscape Significance Policy Gen\2: The Layout, Siting and Design of New Development	The proposed houses are of similar design to others which have recently been approved in the same street.	Refuse	17/04/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3203	Woodhead Steading, New Aberdour	Conversion of Steading to 2 No. Dwellinghouses (1 with Business Space)	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design	Finalised ALP Policy Hou\4 (Part 2): Conversion of Non-Residential Vernacular Buildings for Residential Use Inf\1: Roads and Accesses	The proposed development is an innovative steading conversion which will help to preserve vernacular buildings. 2. The break between the two houses will reduce the effect of noise from any possible business uses.	Refuse	30/04/07
APP/2005/4575	Claymires, Cornhill	Erection of Dwellinghouse and Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4 (Part 1): Housing in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development	The house was appropriate for the countryside as it was for a farm worker.	Refuse	29/05/07
APP/2006/3739	Hill of Crudie, Crudie	Change of Use and Extension of Steading to form Residential Extension to Dwellinghouse	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions	The proposed development will make good use of a derelict house and steading. 2. The site is isolated and well hidden.	Refuse	08/05/07
APP/2006/4292	Site At 144 Gellymill Street, Macduff	Erection of Dwellinghouse	NEST Policy 11: General Housing Considerations Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development	The design is in keeping with the existing buildings.	Refuse	29/05/07
APP/2006/4624	11 Inverboyndie Cottages, Inverboyndie	Erection of Garage and Formation of Access	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions	Visibility is uninterrupted for more than 70 metres on the side of the road nearest to the proposed access.	Refuse	31/05/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2004/3978	Cortes Den Rathen Fraserburgh	Erection of Dwellinghouse and Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside ALP Policy Inf\1: Roads and Access	1. The development is outwith the area within which consultation with Scottish Ministers would be required. 2. The application is within a secluded site and the development would not be visible from any roads.	Refuse	20/06/07
APP/2004/3979	Cortes Old Quarry Rathen Fraserburgh	Erection of Dwellinghouse and Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside ALP Policy Inf\1: Roads and Access	1.The development is outwith the area within which consultation with Scottish Ministers would be required. 2.The application is within a secluded site and the development would not be visible from any roads.	Refuse	21/06/07
APP/2007/0871	Land Adjacent To Boghead of Ord Farm Cornhill Banff	Erection of Dwellinghouse (Removal of Condition No. 4 of APP/2006/2872)		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The use of dry dash would be appropriate in this location.	Refuse	21/06/07
APP/2006/3960	12 Frederick Street Inverallochy	Alterations and Extension to Dwellinghouse		ALP Policy Env\17: Conservation Area Policy Gen\2: The Layout, Siting and Design of New Development	1.The proposed development is in keeping with the area as the height of the extension is no greater than the height of the gable of an adjacent property. 2.The development will be an improvement to the village as it will bring the existing derelict house up to modern standards.	Refuse	11/06/07
APP/2006/4048	Sinclairhills Memsie	Erection of Dwellinghouse and Garage	NEST Policy 21: Design Policy 11: General Housing Considerations	Finalised ALP Policy Gen\2: The Layout, Siting and Design of New Development	The house will fit in well in the area, and the site is totally secluded.	Refuse	15/06/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/4782	20 Williams Crescent Fraserburgh	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The proposed development would not be detrimental to the surrounding area.	Refuse	11/06/07
APP/2007/0191	Palace Farm, Gamrie	Erection of Dwellinghouse (Non compliance with Condition No. 7 of APP/2005/4605)		ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1:The Design of new development in Aberdeenshire	The development would be sustainable and in keeping with existing houses within the area.	Refuse	17/07/07
APP/2007/1978	Store Maconochie Road Fraserburgh	Alterations and Extension to Existing Workshop		ALP Policy Gen\7: Contaminated Land		Delegated grant	09/07/07
APP/2007/2108	16 Pine View Fraserburgh	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions		Delegated grant	24/07/07
APP/2007/2169	36 Corskie Drive Macduff	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions		Delegated grant	05/07/07
APP/2007/2339	35 Corskie Drive Macduff	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions		Delegated grant	17/07/07
APP/2007/2204	28 Melrose Crescent Macduff	Erection of Conservatory		ALP Policy Hou\7: House Extensions		Delegated grant	04/07/07
APP/2007/2137	Forglen Hall Forglen Turriff	Formation of Access Ramp	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings		Delegated grant	24/07/07
APP/2007/2045	8 Cairnhill Drive Fraserburgh	Erection of Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development		Delegated grant	12/07/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0247	22 Gaw Street, Fraserburgh	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The proposed extensions do not materially decrease usable private garden space and there is no detrimental adverse amenity loss of the neighbouring buildings.	Grant	09/07/07
APP/2007/0787	25 Whinhill Road, Banff	Extension to Dwellinghouse and Erection of Garage		ALP Policy Hou\7: House Extensions	The proposed extensions do not materially decrease usable private garden space and there is no detrimental adverse amenity loss of the neighbouring buildings.	Grant	09/07/07
APP/2006/4331	The Steading Finnygaud Aberchirder	Alterations and Extension to Dwellinghouse and Installation of Septic Tank to Outfall	NEST Policy 11: General Housing Considerations NEST Policy 21: Design	ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	The extension would be sympathetic to the existing house and would fit in with surrounding properties.	Refuse	09/08/07
APP/2006/4723	Land At West Cross Slacks Gamrie	Variation of Condition No.3 (materials) of Planning Permission Reference APP/2006/0172	NEST Policy 12: House Building in the Countryside Beyond the Green Belt NEST Policy 21: Design	ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	1. The house is in a low position which is out of sight of the road. 2. The proposed materials are appropriate for this location.	Refuse	09/08/07
APP/2007/0262	Cotswell Farm, Fisherie, Turriff	Erection of Dwellinghouse and Garage	NEST Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development	This is an appropriate site for a development of this size.	Refuse	14/08/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0969	Steading Myreside Cottage, Aberchirder	Change of Use and Alterations to Steading to Form Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt NEST Policy 31: Connecting Communities within the North East	ALP Policy Hou\4 (Part 2): Conversion of Non-Residential Vernacular Buildings for Residential Use Policy Inf\1: Roads and Accesses	There are several houses closer to the corner and the proposed house would have better visibility than these.	Refuse	15/08/07
APP/2007/1563	Net Store Harbour Cottage Harbour Road Gardenstown	Change of Use and Alterations of Net Store to form Dwellinghouse (Retrospective)	NEST Policy 20: Built Heritage & Archaeology	ALP Policy Env\17: Conservation Areas	There are three houses, in close proximity, which have plastic windows and these were all approved under delegated powers.	Refuse	09/08/07
APP/2007/2867	3 Burns Crescent Fraserburgh	Erection of Sun Lounge		ALP Policy Hou\7: House Extensions	No reasons given	Delegated grant	22/08/07
APP/2007/1347	Replacement Property Site at Jail Lane Banff	Demolition of Existing Store and Erection of Dwellinghouse and Attached Garage		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Gen\4: Infill Development	No reasons given	Grant	02/08/07
APP/2007/0695	4 Commercial Street, Macduff	Alterations and Extension to Dwellinghouse	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions	The proposal is in keeping with existing buildings and the impact would be negligible, especially in comparison with the impact of the neighbouring social club.	Refuse	14/08/07
APP/2006/0992	Ramsay's Neuk, Lonmay	Erection of Dwellinghouse and Garage	NEST Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development	In the light of the amendments that the applicant had made, following the planning officer's comments, the Committee was of the view that the design was acceptable	Refuse	24/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/4705	Land at Glenvilla, Glenbarry, Cornhill	Erection of Dwellinghouse and Workshop	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside Policy Hou\5: Cohesive Groups in the Rural Housing Market	The applicant has lived and worked in this area all of his life. The applicant has a direct agricultural link as a digger contracting business is used regularly by the farming community and is an appropriate business for location in the countryside.	Refuse	18/09/07
APP/2007/0286	Glenconnor, Westerton Farm, Memsie	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	1.The original permission did not contain any restriction on further development. 2.Permission has already been granted for a garage. 3.The house will provide much needed accommodation. 4.The design and materials are in keeping with the existing house.	Refuse	06/09/07
APP/2006/4411	The Smithy, Bridge Of Marnoch, Aberchirder	Demolition of Agricultural Building and Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside	1.The proposed development was considered to be a replacement house. 2.The stones from the original house would be recycled and utilised in the construction of the new house.	Refuse	24/09/07
APP/2007/0455	Site At Newtown of Culvie Aberchirder	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 31: Connecting Communities within the North East	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of the CNP	It would be an appropriate development in this location. There is an established agricultural need for this house, and There was no evidence to show that the alternative house, which was for sale nearby, was appropriate for the applicant's needs.	Grant subject to conditions	12/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0578	Headiton Farm House, Longmanhill	Change of Use of Land to Form Site for 5 Static Caravans (Holiday Lets)	NEST Policy 6: Tourism Policy 19: Wildlife, Landscape and Land Resources	ALP Policy Emp\9: Tourist Facilities and Accommodation Policy Env\5B: Areas of Landscape Significance	1. There is a need for more tourist accommodation in this area which will help to sustain tourist attractions in the area. 2. The site is an appropriate location for this type of development.	Refuse	06/09/07
APP/2007/0820	Site At Hansdale, Eden, Turriff	Conversion and Extension of Farm Building to Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of the CNP Policy Inf\1: Roads and Accesses	This has been a farm road for a significant number of years, has a low level of traffic and there have been no recorded accidents at the site.	Refuse	28/09/07
APP/2007/1148	2 Marine Terrace, Portsoy	Erection of Boundary Fence, Formation of Access and Erection of Shed	NEST Policy 21: Design	ALP Policy Env\17: Conservation Areas Policy Gen\2: The Layout, Siting and Design of New Development Policy Inf\1: Roads and Accesses	1. Removal of the wall would greatly improve the visibility onto Cullen Street. 2. There are already fences like this one in many parts of Portsoy.	Refuse	05/09/07
APP/2007/3258	11 Souter Street, Macduff	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	No reason, did not get to Committee	Delegated grant	13/09/07
APP/2007/3101	Doune Eden, Howe Of Gellymill, Banff	Alterations and Extension to Domestic Garage	NEST Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Gen\7: Contaminated Land	No reason, did not get to Committee	Delegated grant	18/09/07
APP/2007/2210	Ten Pin Bowling Alley Macduff Industrial Estate Old Gamrie Road Macduff	Erection of Decked Extension to Bar Area (Retrospective)		ALP Policy Gen\4: Infill Development	There is no adverse impact to the local amenity	Delegated grant	14/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/1991	Cairnhill Croft Rosehearty	Erection of Replacement Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of CNP Policy Hou\6: Replacement Houses in the Countryside Policy Inf\1: Roads and Accesses Policy Inf\2: Parking, Servicing and Accessibility		Delegated grant	12/09/07
APP/2007/0519	Land Adjacent To Smiddy Croft Tyrie	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development	This was a marginal case and the Committee was of the opinion that it could be considered to comply with policy.	Refuse	14/09/07
APP/2005/2761	Power Jacks Maconochie Road Fraserburgh	Retail Development Comprising DIY Unit with Related Garden Centre, 2 no. Bulky Goods Units and Associated Access, Parking and Service Yard	NEST Policy 1: Employment Land NEST Policy 2: Employment Land NEST Policy 3: Other Employment Opportunities NEST Policy 15: Retailing and Town Centres	ALP Policy Emp\1: Allocated and Existing Employment Land Policy Emp\6: Retail Development in the Larger Settlements – The Sequential Approach Policy Gen\1: Sustainability Principles	That the applicant seek assurances that existing jobs would be maintained in Fraserburgh	Refuse	17/10/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/1146	43 Main Street Cairnbulg	Alterations and Extension to Dwellinghouse	NEST Policy 21: Design	ALP Hou\7: House Extensions	The proposed development would not have a significant detrimental impact on the amenity of the neighbouring properties	Refuse	10/10/07
APP/2007/1434	Longmanhill Village Hall, Longmanhill	Change of Use and Alterations to Hall to form Dwellinghouse		ALP Policy Inf\1: Roads and Accesses	1. There has been an access there for 104 years and no accidents have been recorded. 2. The wall has already been lowered to improve visibility.	Refuse	04/10/07
APP/2007/2215	17 College Bounds Fraserburgh	Change of Use and Alterations to Ground Floor Shop Unit to Form One Flat		ALP Policy Inf\2: Parking, Servicing and Accessibility Policy Gen\2: The Layout, Siting and Design of New Development	Delegated approval	Delegated grant	23/10/07
APP/2007/3259	89 Main Street Aberchirder	Dormer Extension		ALP Policy Hou\7: House Extensions	Complies with policy	Delegated grant	10/10/07
APP/2006/1230	Site At Woodside Cairness Fraserburgh	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 20: Built Heritage and Archaeology	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of CNP Policy Env\18: Listed Buildings Policy Env\20: Historic Gardens and Designated Landscapes	It was reasonable to expect that modern farm dwelling houses should not be too close to the farm in the interests of health and safety	Refuse	21/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3671	Site At The Linn Howe Of Gellymill	Erection of 4 no Dwellinghouses	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 19: Wildlife, Landscape and Land Resources	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of CNP Policy Hou\6: Replacement Houses in the Countryside Policy Env\5B: Areas of Landscape Significance Policy Gen\2: The Layout, Siting and Design of New Development Policy Inf\4A: Foul Drainage Standards	The development will form part of the settlement within the natural boundaries of Banff Town There were no objections from the Roads service	Refuse	13/11/07
APP/2007/0440 Listed Building Consent	43 Costcutters, South High Street, Portsoy	Alterations to Shop Front, Amended Signage; Erection of Projecting Illuminated Sign and Installation of 8 No. Advertising Boards	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings	The signage did not have any adverse effect on the Portsoy outstanding conservation area.	Refuse	14/11/07
APP/20071538 Advertisement consent	43 Costcutters, South High Street, Portsoy	Alterations to Shop Front, Amended Signage; Erection of Projecting Illuminated Sign and Installation of 8 No. Advertising Boards	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings	The signage did not have any adverse effect on the Portsoy outstanding conservation area.	Refuse	13/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/1019	Site 1 Adjacent to Karlyn, Ordiquhill, Cornhill	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 31: Connecting Communities within the North East	ALP Policy Hou\4: New Housing in the Countryside Policy Hou\5: Cohesive Groups within the Rural Housing Market Area	The proposed development would be in an appropriate setting, well screened from the road The proposed development would be just outside the settlement boundary and form part of the community of Ordiquill 3. There is a need for housing in the area.	Refuse	13/11/07
APP/2007/1205	Site 2 Adjacent to Karlyn, Ordiquhill, Cornhill	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 31: Connecting Communities within the North East	ALP Policy Hou\4 New Housing in the Countryside Policy Hou\5: Cohesive Groups within the Rural Housing Market Area	The proposed development would be in an appropriate setting, well screened from the road The proposed development would be just outside the settlement boundary and form part of the community of Ordiquill 3. There is a need for housing in the area.	Refuse	13/11/07
APP/2007/1253	Steading at Ironhill Rosehearty	Conversion of Steading to form Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design	ALP Policy Hou\4: New Housing in the Countryside Policy Inf\1: Roads and Accesses Policy Inf\4A: Foul Drainage Standards	The design was suitable in this location.	Refuse	07/11/07
APP/2007/1510 LBC	26 Saltoun Place Fraserburgh	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions		Delegated grant	21/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/1506	26 Saltoun Place Fraserburgh	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The impact of the proposal on the Listed Building, the surrounding environment and the neighbouring properties' amenities is not considered to be detrimental	Grant	21/11/07
APP/2007/3135	30 Durn Road Portsoy	Alterations and Extension to Dwellinghouse		ALP Policy Inf\1: Roads and Accesses Policy Inf\2: Parking, Servicing and Accessibility		Delegated grant	13/11/07
APP/2007/2850	Land At Forest Moss Aberchirder	Variation of Condition No.3 of Planning Permission APP/2006/0696 to Allow Dry Dash Harl	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design	ALP Gen\2: The Layout, Siting and Design of New Development	There were existing developments nearby with dry dash.	Refuse	07/11/07
APP/2007/2825	Land adjacent to Cemetery, Colleonard Road, Banff	Erection of Office Building		ALP Policy Env\7: Protected and Other Open Areas Within Settlements	Deemed not to be a departure	Grant BBAC 25/09/07 and 30/10/07	13/11/07
APP/2007/2262	North Lands, Marine Terrace, Portsoy	Alterations and Extension to Dwellinghouse and Erection of Garage	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	The proposed garage would be an improvement on the existing asbestos garage and that there had been no objections received from neighbours.	Refuse	13/11/07
APP/2007/2075	Mayfield Gamrie	Alterations and Extension to Dwellinghouse	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions	The application did comply with the Council's design policies and the proposal would be an improvement to the existing flat roof.	Refuse	07/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0696	Site At Newburgh Croft, Memsie	Erection of Dwellinghouse, Garage and Commercial Building	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design Policy 3: Other Employment Opportunities Policy 31: Connecting Communities within the Northeast	ALP Policy Hou\6: Replacement Houses in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development Policy Inf\1: Roads and Accesses Policy Inf\4a: Foul Drainage Standards Policy Inf\5: Water Supply	This would be a replacement house. The business would be more appropriately located in the countryside rather than within a town.	Refuse	13/11/07
APP/2006/4492	125A Harbour Road Gardenstown Banff	Alterations and Extension, Change of use of Store to form Dwellinghouse without Compliance with Condition 2 of Listed Building Consent APP/1999/0009	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings	It is not practical to use lime-based harling as very difficult to get tradesmen to do this and the cost is unreasonable.	Refuse	15/11/07
APP/2007/0158	Site At Rear Of 54-56 Gellymill Street Macduff	Erection of Dwellinghouse	NEST Policy 11: General Housing Considerations Policy 21: Design	ALP Policy Gen\4: Infill Development Policy Gen\2: The Layout, Siting and Design of New Development Policy Inf\1: Roads and Accesses	There was already an existing access and that following the development of the site the area of the site developed will be less than that currently occupied by the derelict buildings.	Refuse	30/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3890	Site At South Cross Slacks, Gamrie, Banff	Erection of Dwellinghouse and Garage (Amendment to Finishes)	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development	There are other houses in the locality with dry dash finishes and dry dash was appropriate for houses in the countryside	Refuse	30/11/07
APP/2007/3219	Site 2 St Magnus Road Sandhaven	Erection of 2 Semi-Detached Dwellinghouses	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Hou\4: New Housing in the Countryside		Delegated grant	30/11/07
APP/2006/4698	Finnygaud, Aberchirder, Huntly	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design Policy 31: Connecting Communities within the Northeast	ALP Hou\4: New Housing in the Countryside Including the Aberdeenshire part of CNP Policy Hou\5: Cohesive Groups within the Rural Housing Market Area Policy Inf\2: Parking, Servicing and Accessibility Policy Gen\2: The Layout, Siting and Design of New Development	Mr Thain needed a base and if this wasn't a suitable site where was.	Refuse	12/12/07
APP/2007/0332	Store, Paulsward, Gamrie, Banff	Demolition of Store and Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Hou\4: New Housing in the Countryside Including the Aberdeenshire part of CNP Policy Hou\5: Cohesive Groups within the Rural Housing Market Area	Head DM & BS report: The proposed dwelling house would result in an improvement in terms of design and appearance on the current planning permission granted on site (N020404PF), to the benefit of the surrounding countryside.	Grant	19/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0379	Site At 36 Bridge Street, Banff	Erection of 2 Dwellinghouses	NEST Policy 11: General Housing Consideration Policy 20: Built Heritage & Archaeology Policy 21: Design	ALP Policy Env\17: Conservation Areas Policy Gen\2: The Layout, Siting & Design of New Development Policy Gen\4: Infill Development	The design of the proposed dwelling houses would not have an adverse impact on the character and appearance of the Outstanding Conservation Area.	Refuse	06/12/07
APP/2007/2199	Site at Kiltrynock Alvah, Banff	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 31: Connecting Communities within the Northeast	ALP Hou\4: New Housing in the Countryside Including the Aberdeenshire part of CNP Policy Hou\5: Cohesive Groups within the Rural Housing Market Area		Delegated grant	06/12/07
APP/2007/3094	Knowehead, Crudie, Turriff	Erection of Dwellinghouse (Amended House Design) and Erection of Garage	NEST Policy 21: Design	ALP Gen\2: The Layout, Siting & Design of New Development	The additional part of the proposed house would not have a detrimental effect on the amenity of the locality.	Refuse	06/12/07
APP/2007/3105	24 Ailsa Court Fraserburgh	Alterations and Extension to Dwellinghouse	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions	No objections had been received from neighbours and the proposed development was sympathetic and would blend in well with the surrounding area.	Refuse	17/12/07
APP/2007/3561	6 Fife Street, Banff	Alterations and Extension to Dwellinghouse	NEST Policy 20: Built Heritage & Archaeology Policy 21: Design	ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting & Design of New Development	There is a very large garden to accommodate the proposed extension and it will cause no detriment to the amenity of the neighbouring properties.	Refuse	17/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3254	77 Buchan Road Fraserburgh	Erection of Conservatory		ALP Hou\2: Future housing land 2006 to 2015		Delegated grant	17/12/07
APP/2007/2455	Site at 21b Durn Road, Portsoy	Erection of Dwellinghouse		ALP Inf\1: Roads and Accesses	That the site is suitable for the proposed development and would tidy up an unsightly area.	Refuse	06/12/07
APP/2007/1972	9 Durn Road Portsoy	Demolition of Lean to Outbuilding and Formation of Access		ALP Policy Env\17: Conservation Areas Policy Inf\2: Parking, Servicing and Accessibility		Delegated grant	12/12/07
APP/2007/1971	9 Durn Road Portsoy	Extension to Dwellinghouse, Erection of Garage, Formation of Access and Erection of Timber Gate		ALP Policy Inf\1: Roads and Accesses	It would be detrimental to move the wall and there were already existing accesses onto the road.	Refuse	12/12/07
APP/2007/1674	Land At Mossgerrie New Aberdour Fraserburgh	Erection of Dwellinghouse		ALP Policy Inf\1: Roads and Accesses	No reasons given	Refuse	19/12/07

BANFF AND BUCHAN

01/01/08 – 31/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/4813	Site Adjacent To Damside of Melrose, Gamrie	Erection of Dwellinghouse	NEST Policy 21: Design	ALP Policy Gen\2: The Layout, Siting & Design of New Development	Report to BBAC says application not a departure	Grant BBAC approve 22/01/08	24/01/08
APP/2007/3539	Braeview Montcoffer Banff	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The proposal would not materially impact on neighbours' amenity.	Grant BBAC approve 22/01/08	24/01/08
APP/2007/3284 LB	28 Saltoun Place Fraserburgh	Replacement of UPVC Windows	NEST Policy 20: Built Heritage & Archaeology	ALP Policy Env\18: Listed Buildings	The character and integrity of this group of listed properties will not be eroded further through the implementation of this consent.	Grant BBAC approve 11/12/07	15/01/08
APP/2007/2878	26 Crovie, Banff	Erection of Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development	Complying with plot ratio and private garden ground space requirements would result in a development out of keeping with the distinct character of Crovie. (from Committee report)	Grant BBAC approve 20/11/07	11/01/08
APP/2007/3630	Westmost Cottage, Rathen, Fraserburgh	Alterations and Extension to Dwellinghouse	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions ALP Policy Gen\2: The Layout, Siting and Design of New Development	The proposed development would be following the footprint of the existing houses and would be no bigger than other houses in the area.	Refuse BBAC approve 11/12/07	24/01/08
APP/2006/3227	Strath of Brydock, Alvah, Banff	Erection of Two Wind Turbines and Associated Infrastructure (Access Tracks)	NEST Policy 5: Renewable Energy Facilities Policy 20: Built Heritage and Archaeology	ALP Policy Inf\7: Renewable Energy Facilities – Wind Farms Policy Env\18: Listed Buildings Policy Gen\2: The Layout, Siting and Design of New Development	1.The application will help to sustain a local business. 2.Although there had been many consultations with regard to the application, very few objections had been received.	Refuse BBAC approve 22/05/07	26/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/0521	Site At Torview, Fisherie, Turriff	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Hou\4 (Part 1): New Housing in the Countryside Including the Aberdeenshire part of CNP	The proposed house is essential to the efficient operation of the related business, Item 5B refers (BB/APP/2007/0540), which is appropriate for the countryside.	Refuse BBAC approve 20/11/07	15/02/08
APP/2007/0540	Site At Torview, Fisherie, Turriff	Change of use of agricultural smallholding to dog training centre, associated kennelling; shop & ancillary workings (retrospective)	NEST Policy 3: Other Employment Opportunities	ALP Policy Emp\3: Employment Development in the Countryside	That the development is appropriate and the noise level is acceptable for the countryside	Refuse BBAC approve 20/11/07	13/02/08
APP/2007/1200	Fife Arms Hotel 25 The Square, Aberchirder, Huntly	Formation of New Access, Erection of Smoking Canopy and Erection of Screen		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The proposed development would comply with the smoking legislation.	Refuse BBAC approve 22/01/08	15/02/08
APP/2007/2359	2 Seafield Place, Portsoy	Alterations and Extension to Dwellinghouse	NEST Policy 20: Built Heritage and Archaeology Policy 21: Design	ALP Policy Env\17: Conservation Areas	1.The proposed development would be in keeping with the character of the locality. 2.A precedent had already been set in Portsoy.	Refuse BBAC approve 12/02/08	18/02/08
APP/2007/4279	13 Pitblae Gardens, Fraserburgh	Alterations and Extension to Dwellinghouse	NEST Policy 11: General Housing Considerations	ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	There is adequate garden space at the front of the house and no objections to the proposal have been received.	Refuse BBAC approve 12/02/08	18/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/2876	Whitehill Cottages, Carnousie Cottar Houses, Carnousie, Forglen, Turriff	Erection of Dwellinghouse and Alterations & Extension to Existing Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Hou\6: Replacement Houses in the Countryside	There is clear evidence that this building was occupied as a dwelling house, and also that the extension to the existing dwelling house is dependent on the success of this application.	Grant BBAC approve 22/01/08	21/02/08
APP/2005/3825	Land At Victoria Gardens Banff	Change of Use of 2 No. Amenity Areas to 2 No. Landscape Areas	NEST Policy 11: General Housing Considerations	ALP Policy Hou\13: Public Open Space for Housing Policy Gen\2: The Layout, Siting & Design of New Development	The proposal seeks the change of use of two relatively small parcels of land from amenity areas to landscape areas and there is considered to be adequate local provision within a short and safe distance of this site	Grant BBAC approve 06/03/07	03/03/08
APP/2007/4274	3A Mid Street Cairnbulg Fraserburgh	Alterations and Extension to Dwellinghouse and Formation of Balcony	NEST Policy 11: General Housing Consideration Policy 20: Built Heritage and Archaeology Policy 21: Design	ALP Policy Env\17: Conservation Areas Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	The proposed development will be an enhancement to the area, precedent has already been set in the area and there are no objectors to the application	Refuse BBAC approve 12/02/08	11/03/08
APP/2007/4053	12 Shore Street Cairnbulg Fraserburgh	Alterations and Extension to Dwellinghouse	NEST Policy 20: Built Heritage and Archaeology Policy 21: Design	ALP Policy Env\17: Conservation Areas Policy Hou\7: House Extensions	That the proposed development will be a benefit to the area, enhance the community and help to sustain the local school	Refuse BBAC approve 12/02/08	11/03/08
APP/2007/3437	Ardglassie Croft Steading, Rathen, Fraserburgh	Conversion and Extension of Steading to Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Hou\4 (Part 1): New Housing in the Countryside Including the Aberdeenshire part of CNP	That the proposed development would bring a vernacular building back into modern day use	Refuse BBAC approve 11/12/07	03/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/2297	Land to Rear of Dower Hotel 52 High Street New Aberdour Fraserburgh	Demolition of Buildings and Erection of 2 no Dwellinghouses	NEST Policy 11: General Housing Considerations Policy 20: Built Heritage and Archaeology Policy 21: Design	ALP Policy Env\18: Listed Buildings Policy Inf\1: Roads and Accesses Policy Inf\2: Parking, Servicing and Accessibility Policy Gen\2: The Layout, Siting and Design of New Development Policy Gen\4: Infill Development	This development is considered to comply with the Aberdeenshire Local Plan policies Env\18, Inf\1, Gen\2 and Gen\4 and is therefore recommended for approval (DM)	Delegated Grant	03/03/08

BUCHAN

01/04/07 – 31/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/4341	Bramble Cottage, Auchiries, Cruden Bay	Change of Use of Part Domestic Garage (Use Class 9 - Houses) to Hot Food Takeaway (Sui Generis Use)	NEST Policy 3: Other employment opportunities	ALP Policy Emp\3: Employment Development in the Countryside Policy Emp\4: Home Based Employment Policy Inf\1: Roads and Accesses Policy Inf\2: Parking, Servicing and Accessibility	(1) The proposed business is not the normal type of "Take-away" business. (2) That all efforts be made to restrict the use of the site by lorries.	Refuse	31/05/07
APP/2005/0814	Land South Of Skinner Road, Longside	Erection of 33 No Dwelling houses, Associated Roadways and Landscaping		Finalised ALP Settlement Plan Policy fh1: Future Housing Land	The application would not represent a departure from the Local Plan	Grant	12/06/07
APP/2006/2269	Pitsligo Arms Hotel, 51 High Street, New Pitsligo	LBC Installation of Replacement Windows (Retrospective Consent)	NEST Policy 20: Built Heritage and Archaeology	ALP Policy ENV\18: Listed Buildings	(1) The windows, by virtue of the construction and opening method, do respect the character of the listed building. (2) The windows do not set an undesirable precedent for similar development to other 'B' Listed Buildings, to the detriment of Buchan's Built Heritage. (3) To all intents and purposes, the windows are sash and case.	Refuse	14/06/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/2495	Pitsligo Arms Hotel 51 High Street New Pitsligo	Full Planning Permission for Installation of Replacement Windows (Retrospective Consent)	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings	(1) The windows, by virtue of the construction and opening method, do respect the character of the listed building. (2) The windows do not set an undesirable precedent for similar development to other 'B' Listed Buildings, to the detriment of Buchan's Built Heritage. (3) To all intents and purposes, the windows are sash and case.	Refuse	14/06/07
APP/2004/3947	Land At Burnthillock Rora Peterhead	Erection of Dwelling house and Joiner's Workshop	NEST Policy 3: Other Employment Opportunities NEST Policy 12: House Building in the Countryside Beyond the Greenbelt NEST Policy 31: Connecting Communities within the North East		(1) That the proposal respects and would visually fit into the countryside. (2) That the proposal has excellent links to the business catchment area and would represent sustainable development. (3) That the proposed new house is essential to the enterprise and is appropriate to the countryside, in accordance with policy. (4) That the proposed design now complies with the Buchan Design Guide. (5) That the applicant has demonstrated a willingness to enter into a Section 75 Agreement tying the dwelling house and joiner's business.	Refuse	31/07/07
APP/2006/4396	South Auchmachar Maud	Replacement Dwelling house		Finalised Aberdeenshire Local Plan Policy Hou\6: Replacement Houses in the Countryside	(1) The site is screened from the public road by mature trees. (2) The existing building is incapable of retention due to the structural damage it would incur when the mature trees are removed.	Refuse	31/07/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0681	Spittal Little Fortrie, Rora Peterhead	Alterations and Extension to Dwelling house		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	Suggested alternative extensions were impractical because of the location of the existing garage and a fireplace and hot water tank within the house. The extension will improve the appearance of the house	Refuse	23/07/07
APP/2004/3544	Land At Mintlaw Road/Angus Gardens, Fetterangus	Erection of Six Dwelling houses and Internal Access Road		Banff & Buchan District Local Plan 1988 Land Use Policy 14: Tourist Area	The site is identified as being located within the settlement boundary in terms of the more up to date Finalised Aberdeenshire Local Plan for the area. The development would not prejudice the future planning or potential expansion of the settlement.	Approve	21/09/07
APP/2007/1588	Upper Knaven, Maud	Alterations and Change of Use of Steading to Form 3 Dwelling houses and One Business Unit		ALP Policy Hou\4: New Housing in the Countryside Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use	a) The extant full planning permissions (APP/2005/1988) and (APP/2006/2633) for the alteration and conversion of the building to form a single dwelling house represent a significant material consideration which outweighs the policies contained within the development plan. b) The proposal would not significantly alter the character or design of the approved development on the site nor establish an undesirable precedent for similar development of non traditional vernacular buildings which are not largely intact within the Buchan area	Delegated grant	05/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0712	Site At Rear Of 10-12 Market Terrace, Strichen	Erection of 1 and 1/2 Storey Dwelling house with Integral Garage	NEST Policy 20: Built Heritage & Archaeology	ALP Policy Env\17: Conservation Areas Policy Gen\4: Infill Development Policy Gen\2: The Layout, Siting and Design of New Development Policy Inf\2: Parking, Servicing and Accessibility	The applicant is agreeable to slating the roof and installing wooden windows of traditional proportions	Refuse	11/09/07
APP/2007/0294	Cainorchies Fetterangus Peterhead	Alterations and Extension to Dwelling house	NEST Policy 12: Housebuilding in the Countryside Beyond the Green Belt	ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\4: New Housing in the Countryside Including the Aberdeenshire part of CNP Policy Inf\5: Water Supply	(1) The extension is to the rear of the house and is not prominent. (2) The proposed finish is sympathetic to local buildings. (3) The extension is in character with the existing house.	Refuse	11/10/07
APP/2007/1959	127 Hope Street Buchanhaven Peterhead	Alterations and Extension to Dwelling house		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New development in Aberdeenshire	Amendment of plans by applicant	Delegated Approval	15/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0717	Mains of Artamford, New Deer	Alterations and Change of Use of Steading to Form 3 Dwelling houses and One Business Unit	NEST Policy 12: Housebuilding in the Countryside Beyond the Green Belt	ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\4: New Housing in the Countryside: Part 2 of non residential vernacular buildings for residential use Appendix 3: Cohesive Groups in the RHMA	The applicant has now addressed the issues as directed by the Committee	Approve BAC 18/12/07	19/12/07
APP/2007/3411	Croft House, North Croft, Mintlaw	Erection of Dwelling house and Domestic Garage		ALP Policy Hou\6: Replacement Houses in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development in Aberdeenshire	The proposed dwelling, in terms of its size and design, would fit in with the surrounding area.	Refuse	18/12/07
APP/2007/3598 LBC	12 New Street, Roanheads, Peterhead	Installation of UPVC Windows and Doors	NEST Policy 20: Built Heritage and Archaeology	ALP Policies Env\17: Conservation Areas and Env\18: Listed Buildings	The new windows and doors as proposed will not be detrimental to the character of the listed building. The proposed works would not have a detrimental impact on the character of the conservation area where there are already examples of windows of non-traditional design and construction.	Refuse	19/12/07

BUCHAN

01/01/08 – 31/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/4126	Buchan Braes Boddam	Change of Use from Military Site to Day Care/Children's Nursery		ALP Policy Gen\4: Infill Development Policy Gen\6: Hazardous Developments Policy Gen\11: Redevelopment and Mixed Use Areas	(1) The development would not cause a nuisance or present a hazard to the public given that the majority of Boddam is in the zone. (2) Chlorine is no longer stored at the Power Station Site and therefore the possibility of any hazards are remote. (3) Other new developments have recently been approved within the safeguarding zone. (4) It is the responsibility of the HSE to ensure that any dangerous materials are stored safely.	Refuse BAC approve 06/11/07	24/01/08
APP/2007/2162	Site At Ludquharn, Longside, Peterhead	Erection of Dwelling house, Detached Triple Garage and 15 Metre High Wind Turbine (Amended House Design to Planning Consent APP/2005/1928)	NEST Policy 12: Housebuilding in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside	The principle of development on the site has already been established and this justifies a departure from policy regarding new housing in the countryside.	Grant BAC approve 11/09/07	24/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/2166	6 Charlotte Street and 47 Maiden Street Peterhead	Installation of Replacement Windows		ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings Policy Gen\2: The Layout, Siting & Design of New Development	1. Due to the rear elevation (Maiden Street frontage) of the building being enclosed and screened from public view, the proposed windows of casement design consisting of 50/50 proportions, of wooden finish and construction, would have no detrimental impact on the character of neither the listed building nor the Conservation Area. 2. The remaining principle frontage (Charlotte Street elevation) of the building and the roof are to be fitted with traditional wooden sash and case windows and conservation style rooflights, which accord with policy.	Grant BAC approve 29/01/08	01/02/08
APP/2007/2167 LB	6 Charlotte Street and 47 Maiden Street Peterhead	Installation of Replacement Windows		ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings Policy Gen\2: The Layout, Siting & Design of New Development	1. Due to the rear elevation (Maiden Street frontage) of the building being enclosed and screened from public view, the proposed windows of casement design consisting of 50/50 proportions, of wooden finish and construction, would have no detrimental impact on the character of neither the listed building nor the Conservation Area. 2. The remaining principle frontage (Charlotte Street elevation) of the building and the roof are to be fitted with traditional wooden sash and case windows and conservation style rooflights, which accord with policy.	Grant BAC approve 29/01/08	01/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/3918	19 Charlotte Street, Kirktown, Peterhead	Alterations to Existing Extension at Rear of Dwelling house		ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings	<p>a) Due to the rear elevation and extension being enclosed and screened from public view, the proposed windows of casement design consisting of 50/50 proportions, of wood finish and construction, would have no detrimental impact on the character of neither the listed building nor the Conservation Area.</p> <p>b) The remaining principal frontages (Charlotte Street and east and west side elevations) of the building are to be fitted with traditional wooden sash and case windows which accord with policy.</p> <p>As a result of a) and b) above, the character and integrity of the listed building and Conservation Area will not be eroded by the development.</p>	Grant BAC approve 11/03/08	20/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/3920 LB	19 Charlotte Street, Kirktown, Peterhead	Alterations to Existing Extension at Rear of Dwelling house		ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings	<p>a) Due to the rear elevation and extension being enclosed and screened from public view, the proposed windows of casement design consisting of 50/50 proportions, of wood finish and construction, would have no detrimental impact on the character of neither the listed building nor the Conservation Area.</p> <p>b) The remaining principal frontages (Charlotte Street and east and west side elevations) of the building are to be fitted with traditional wooden sash and case windows which accord with policy.</p> <p>As a result of a) and b) above, the character and integrity of the listed building and Conservation Area will not be eroded by the development.</p>	Grant BAC approve 11/03/08	14/03/08
APP/2007/2551	77 High Street New Pitsligo	Installation of Replacement Windows		ALP Policy Gen\2: The Layout, Siting & Design of New Development	Complies with policy (DM report)	Delegated grant	21/02/08
APP/2007/3807	Home Farm Cottages, Kininmonth, Mintlaw, Peterhead	Erection of Replacement Dwelling house and Domestic Garage and Formation of New Access Road		ALP Policy Hou\6: Replacement Houses in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development in Aberdeenshire	Amendments received Complies with policy	Delegated grant	31/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/3300	Howe Of Pitfour Mintlaw	Alterations and Conversion of Domestic Garage/Store to form Dwelling house	NEST Policy 12: Housebuilding in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park Part 2 Conversion of Non-Residential Vernacular Buildings for Residential Use Policy Inf\4a: Foul Drainage Standards	Amendments received Complies with policy	Delegated grant	31/01/08
APP/2007/2003	Keplahill, Mintlaw	Alterations and Change of Use of Steading to Form 2 Dwelling houses and One Business Unit	NEST Policy 12: Housebuilding in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park Part 2 Conversion of Non-Residential Vernacular Buildings for Residential Use Policy Gen\2: The Layout, Siting and Design of New Development Appendix 3: Cohesive Groups in the Rural Housing Market Area	Complies with policy (DM report)	Delegated grant	12/02/08

FORMARTINE

01/04/07 – 31/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/1756 LB	Meldrum Town Hall Market Square Oldmeldrum	Listed Building Consent for Fit 12 Dual Purpose Brackets for Hanging Baskets and Christmas Trees, 8 Waterproof Twin Outlet Electric Boxes, Smallbore Watering System for Hanging Baskets and 2 Ring Anchor for Christmas Illuminations (Retrospective)	NEST Policy 20: Built Heritage and Archaeology	Finalised ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings	The proposals do not detract from the setting of the Listed Building.	Refuse	25/04/07
APP/2006/4730	Nether Arthraeth Ellon	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Finalised ALP Policy Hou\4 Part 1: New Housing in the Countryside	The site is an appropriate site for a dwellinghouse and is a secure and safe site in view of the special social circumstances of the applicant.	Refuse	23/05/07
APP/2006/5046	Wardhead Croft, Balmedie	Erection of Dwellinghouse & Detached Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Finalised ALP Policy Hou\4 Part 1: New Housing in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development	(a) The proposed development is sympathetic with the surrounding properties (b) The business is well established in the area.	Refuse	22/05/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/4312	Site at Cultercullen, Ellon	Erection of 10 No. Dwellings	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Finalised ALP Policy Hou\4 Part 1: New Housing in the Countryside	The breaching of the settlement boundary is considered to be acceptable to allow a development that will fit successfully into the site and respect the character and amenity of the surrounding area.	Delegated Grant	31/05/07
APP/2005/4266	Logie Woodland Street Of Monteach Methlick	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Gordon District Local Plan Policy Env 2: Control of Development in the East Gordon Countryside	This is an appropriate land use, sustainable in respect of energy efficiency and meets all siting and access criteria.	Refuse	16/08/07
APP/2006/4898	'The Grange', Duthie Road, Tarves	Housing Development (15 Dwelling houses)	NEST Policy 10: Indicative Housing Distribution: 2011 to 2015	ALP Policy Hou\2: Future Housing Land 2006-2015	The housing site is required to be brought forward in order to assure continuity of land supply in the Aberdeen Housing Market Area in accordance with the Supplementary Planning Guidance approved by Aberdeenshire Council's Infrastructure Services Committee on 1 December 2005 (as modified on 22 June 2006).	Delegated grant	23/08/07
APP/2006/4792	Boghead Inverkeithny Huntly	Conversion of Steading to form Dwellinghouse & Erection of Detached Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Finalised ALP Policy Hou\4 Part 1: New Housing in the Countryside	The proposal is a sympathetic conversion of a redundant agricultural building; the design is in keeping with existing buildings and the site is a suitable location and conforms to SPP15.	Refuse	10/08/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2004/1359	Rosehall, Turriff	Mixed Residential/ Industrial/ Business Development		Gordon District Local Plan Land Use Policy 14: Tourist Area	The Banff & Buchan Local Plan no longer complies with the Structure Plan, and the site is identified within the Finalised Aberdeenshire Local Plan, which is proceeding towards adoption, and is the most up to date statement of local planning policy and conforms to the Structure Plan.	Delegated grant	14/09/07
APP/2007/0834	Land Adjacent To Shandonnan, The Belts, Dalgety, Turriff	Erection of Dwelling house	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside Policy Hou\5: Cohesive Groups in the Rural Housing Market Area	The proposal forms part of a cohesive group and does not detract from the amenity of the area.	Refuse	19/09/07
APP/2007/0581	Upper Woodtown Croft Turriff	Erection of Replacement Dwellinghouse	NEST Policy 11: General Housing Considerations Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4 Part 1: New Housing in the Countryside Policy Hou\6: Replacement Houses in the Countryside	The current house is largely intact; the proposal conforms with Hou\4; house is required for an appropriate business in the countryside; house is in rural market area and conforms to SPP15, and subject to further negotiations regarding planning gain.	Refuse	07/09/07
APP/2007/1392	Ground Adjacent to 13 Forgue Road, Rothienorman	Erection of Dwellinghouse and Garage	NEST Policy 11: General Housing Considerations Policy 21: Design	ALP Policy Gen\4: Infill Development Policy Gen\2: The Layout, Siting and Design of New Development	The filling of this gap site would reflect the visual character of the area and a precedent would not be set as there are no other opportunities in the area	Refuse	20/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/0869	Wateridgemuir, Ellon	Conversion of Steading to form 4 No. Dwellinghouses and 1 No. Business Unit	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside (Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use)	(a) the proposed design is sympathetic and a good use of the building; (b) additional business studio space is being provided; (c) the traditional nature and character of the building will be retained; (d) significant screening is to be provided; and (e) the proposal is not felt to be a significant departure from policy.	Refuse	01/10/07
APP/2007/1063	Copper Beech, Methlick	Erection of Dwellinghouse	NEST Policy 11: General Housing Considerations Policy 20: Built Heritage and Archaeology Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Gen\4: Infill Development Policy Env\18 Listed Buildings	(a) This would be a reasonable use of the land; and (b) the proposed development would be sympathetically sited.	Refuse	19/10/07
APP/2007/2029	67 Hillhead Drive, Ellon	Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	Minimal loss of garden space, precedents already established and in light of no objections received from neighbours.	Refuse	12/10/07
APP/2002/0014	Markethill Industrial Estate, Turriff	Industrial/ Commercial Development		Banff and Buchan Local Plan Land Use Policy 14: Tourist Areas	That the site no longer complies with the Statutory Local Plan. The site is identified within the Finalised Aberdeenshire Local Plan, which in proceeding towards adoption, and is the most up-to-date statement of local planning policy and conforms to the Structure Plan.	Delegated grant	05/11/07
APP/2007/1601	South Craigieford Ellon	Demolition Of Existing Dwellinghouse & Erection Of Replacement Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\6: Replacement Houses in the Countryside	(a) There is an agricultural need; and (b) the traditional vernacular dwelling has already been substantially altered.	Refuse	09/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/3549	Home Farm Auchry Cuminstown	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\5: Cohesive Groups in the Rural Housing Market Area		Delegated grant	09/11/07
APP/2007/1613	Craigellie Station Road Turriff	Alterations and Extension to Dwellinghouse	NEST Policy 21: Design	ALP Policy Hou\7: House Extensions		Delegated grant	01/11/07
APP/2007/0854	North Chapelhouses, Oldmeldrum	Erection of Replacement Dwellinghouse		ALP Policy Hou\6: Replacement Houses in the Countryside	The existing building is unsuitable for renovation owing to the potential for flooding and because the building in itself is not well suited for renovation	Refuse	07/12/07
APP/2007/2273	Woodside of Litterty, Turriff.	Erection Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design Policy 31: Connecting Communities within the Northeast	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park Policy Hou\5: Cohesive Groups in the Rural Housing Market Area Policy Hou\6: Replacement Houses in the Countryside	The house is for an essential rural worker and the principle of a house on the site has already been established.	Refuse	12/12/07

FORMARTINE

01/01/08 – 31/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/4074	Johlaine Parkside Oldmeldrum	Part Change of Use from Agricultural to Joinery Store	NEST Policy 3: Other Employment Development	ALP Policy Emp\3: Employment Development in the Countryside Policy Gen\1: Sustainability Principles Policy Gen\2: The Layout, Siting and Design of New Development	That the development was considered acceptable as it did not represent an intensification of use, suitable access was available and owing to the lack of availability of medium-sized employment sites in the area.	Refuse FAC approve 13/11/07	22/01/08
APP/2007/2418	Rowan Drive Balmedie	Removal of Condition 8 of Planning Permission Reference APP/2005/3010		ALP Policy Inf\2: Parking Servicing and Accessibility	The Committee felt that there was adequate communal parking in the vicinity.	Refuse FAC approve 04/12/07	09/01/08
APP/2007/1870	Site at Old Road, Balmedie	Erection of 17 No. Dwellinghouses, 9 No. Flatted Properties & 1 No. Business Space		ALP Policy Hou\1: Housing Land Allocations January 2000 to December 2005	While the number of residential properties proposed exceeds the ch1 allocation in the Balmedie settlement statement, the density of development meets the Council's policies and guidance on privacy, public and private open space, road design and parking provision. In addition, the overall character and appearance of the scheme is considered to be appropriate for this location and will provide a varied and mixed scale of housing which will be an attractive and acceptable development in the community. (from DM report)	Grant FAC approve 09/10/07	21/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/4047	Waterside Lodge, Newburgh	Removal of Condition No 4 from Planning Application 01/91/1153	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park	The removal of the agricultural occupancy condition would effectively give consent for a new house in the countryside, which would be contrary to Policy 12: House Building in the Countryside beyond the Green Belt, as contained in the Aberdeen and Aberdeenshire Structure Plan 2001 – 2016 (NEST) and to Policy Hou/4 (Part 1): New Housing in The Countryside of the Finalised Aberdeenshire Local Plan, all of which aim to encourage sustainable patterns of development by directing housing towards towns and villages, and to protect the amenities and attractions of the countryside.	Grant FAC approve 15/01/08	21/01/08
APP/2007/4400	Greenford Mill, Bourtie, Oldmeldrum	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	That the existing building was granted planning permission for conversion from a non-residential vernacular building approximately 20 years ago and does not exhibit the high standard of design and retention of traditional character that is required by the Aberdeenshire Local Plan 2006. Accordingly, the refusal of the current application, on the basis that it proposes alterations and extensions which are contrary to the Local Plan policy, is not considered appropriate as it is considered that the character and appearance of the building will not be further compromised.	Grant FAC approve 15/01/08	21/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2005/4239	Plot 6 Ythsie, Tarves	Erection of Detached Dwellinghouse and Integral Garage		ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park	The principle of development can be accepted given the extensive history and extant permissions at the sites	Grant FAC approve 25/07/06	20/02/08
APP/2007/4381	Backhill of Ardlethen, Ellon	Removal of Condition 3 of Planning Permission Reference 01/91/0292 (Removal of Condition 2 of Planning Permission Reference 01/92/0757	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park	That although removing the condition would effectively be allowing for the completion of a new dwelling in the countryside that does not conform to the permitted exceptions of the policy, as this permission could continue to be implemented, and as the condition is not considered to be necessary nor enforceable, it is considered acceptable under the circumstances the condition be removed.	Grant FAC approve 05/02/08	12/02/08
APP/2005/3847	Whitecairns Hotel, Whitecairns, Aberdeen	Conversion of Hotel Building to Form 3 No. Flats and Associated Parking	NEST Policy 11: General Housing Considerations Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park	The proposal ensures the continued use of the building which has little chance of being returned to its former use. The proposal includes minor changes to the exterior of the building (report from DM)	Grant FAC approve 05/06/07	03/03/08
APP/2007/2306	Hillhead of Turnerhall Ellon	Conversion of Steading to form Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\4: New Housing in the Countryside Including the Aberdeenshire part of CNP	The proposal will not have a significant impact on the surrounding buildings. Given the use of the adjacent building it will not create a nuisance.	Refuse FAC approve 15/01/08	28/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2008/0041	29 Main Street, Cuminstown, Turriff	Change of Use from Class 1 (Office) to Class 9 (Dwellinghouse)		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The proposal will be an efficient and positive use of the building. It does not have a negative impact on the character of the surrounding area and will not prejudice the future development of the area.	Grant FAC approve 04/03/08	07/03/08
APP/2007/4388	24 Craigpark Place, Ellon	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	The extension represents a good use of the ground available and in that the topography of the garden area makes this suitable for development; precedents have been set elsewhere within this development and extension would provide effective living space.	Refuse FAC approve 04/03/08	20/03/08
APP/2007/4133	Crofts of Throopmuir Steading, Fyvie, Turriff	Conversion of Steading to Form Dwellinghouse & Erection of Garage	NEST Policy 12: House building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park	The proposals increase the usability of the development and does not adversely impact on the appearance of the building.	Refuse FAC approve 04/03/08	07/03/08
APP/2007/4009	Birklea, Birkenhills, Turriff	Alterations and Extension to Dwelling house		Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	1. The traditional character of the property had already been diminished, and there is a variety of finishes in the vicinity. 2. To provide for the occupants needs.	Refused FAC defer 04/04/08 then delegated grant	07/03/08
APP/2007/3310	Oldmeldrum Cemetery, Kirkbrae, Oldmeldrum	Extension to Cemetery		ALP Policy Inf\10: Community Facilities	That the extension of the existing cemetery is appropriate in this location adjacent to the settlement boundary (report from DM)	Grant FAC approve 05/02/08	14/03/08
APP/2007/2084	Mosshead Tarves Ellon	Conversion of Steading to Form Dwellinghouse	NEST Policy 12: House building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park	The proposal was not a significant departure from policy and there was support from the Community Council. In addition it does not adversely detract from the vernacular building.	Refuse FAC approve 15/01/08	28/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/3843	Hill Of Fechel Bungalow Udny	Demolition of Existing Dwelling house & Erection of Replacement Dwelling house		ALP Policy Hou\6: Replacement Houses in the Countryside Appendix 1: The design of new development in Aberdeenshire	Applicant adjustments to design, in line with policy (DM)	Delegated grant	10/01/08
APP/2007/4920	Flat B Auchtercrag Mansion, Commercial Road, Ellon	Erection of a Garden Shed		ALP Policy Env\18: Listed Buildings	The proposal will not have a detrimental effect on the building's listed character, integrity or setting and conforms to Appendix 4 (report by DM)	Delegated grant	19/03/08

GARIOCH

01/04/07 – 31/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/4196	Ardmurdo Farm Inverurie	Erection of Office Accommodation (Retrospective)	NEST Policy 21: Design	ALP Policy Emp\3: Employment Development in the Countryside	On the grounds that the needs case has been met and the proposal is an appropriate use of an existing building.	Refuse	10/05/07
APP/2006/0102	Moss-Side Fetternear Inverurie	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt		That the need case has been established through the growth in the business	Refuse	12/06/07
APP/2007/0658	Phase 2 Auchleven Inch	Residential Development	NEST Policy 9: Housing Allotions Jan 2006 to Dec 2010	ALP Policy Hou\2: Future Housing Land 2006-2015	That the site was included as a schedule 1 site and therefore on this basis, the site has now become effective since 1st January 2006.	Delegated grant	28/06/07
APP/2007/0201	Land at Western Road Inch	Erection of 25 Dwelling houses	NEST Policy 9: Housing Allocations: January 2006 to December 2010	ALP Policy Hou\2: Future housing Land 2006 - 2015	The housing site is required to be brought forward in order to assure continuity of land supply in the Rural Housing Market Area in accordance with the Supplementary Planning Guidance approved by Aberdeenshire Council's Infrastructure Services Committee on 1 December 2005 (as modified on 22 June 2006).	Delegated Grant	07/09/07
APP/2004/1650	Gallowhill Field Lawrence Road Old Rayne Inch	Erection of 5 Dwellinghouses		Gordon District Local Plan 1989 Policy ENV3: Control of Development in the West Gordon Countryside	That the Statutory Local Plan no longer complies with the Statutory Structure Plan. The site is identified within the Finalised Aberdeenshire Local Plan, which is proceeding towards adoption, and is the most up to date statement of local planning policy and conforms to the Structure Plan	Delegated Grant	30/10/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/3382	Waste Water Treatment Works, Kinellar, Aberdeen	Erection of Dwellinghouse	NEST Policy 12: Housebuilding in the Countryside Beyond the Greenbelt	ALP Policy Hou\4: New Housing in the Countryside and the Aberdeenshire Part of the Cairngorms National Park	The application is an appropriate redevelopment of a brownfield site contiguous with the settlement boundary	Refuse	09/10/07
APP/2007/0145	Highland Wood Highland Farm Newmachar	Erection of 3 no Holiday Lodges		ALP Policy Emp\3: Employment Development in the Countryside Policy Emp\9: Tourist Facilities and Accommodation		Delegated grant	20/11/07
APP/2007/3429	West Lodge Manar Burnhervie Inverurie	Erection of Boundary Fence	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings		Delegated grant	16/11/07
APP/2007/1131	Small Glebe, Corseduick Road, Newmachar	Erection of 7 Dwellinghouses		ALP Hou\2: Future Housing Land 2006 - 2015		Delegated grant	05/11/07
APP/2007/2757	Adjacent Land And Whitegables Oldmeldrum Road Inverurie	Erection of 2 Retail Units		ALP Policy Inf\2: Parking, Servicing and Accessibility		Delegated grant	21/12/07

GARIOCH

01/01/08 – 31/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/3533	Land Adjacent To Corners of Kebbaty Midmar, Inverurie	Erection of Replacement Dwellinghouse		ALP Policy Hou\6: Replacement Houses in the Countryside	Acceptable in terms of Policy Hou\6(from delegated report prepared by DM)	Delegated grant	24/01/08
APP/2007/2995	37 Nether Blackhall, Inverurie	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	Not considered to be a departure. Amended plans were submitted	Grant GAC approve 29/01/08	31/01/08
APP/2007/4089	Vygeboom Durno Inverurie	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Subject to the use of obscure glazing in the proposed dormer windows the proposal is acceptable (from delegated report prepared by DM)	Delegated grant	11/01/08
APP/2007/0269	Phases 2 & 3 Burnland Development Site Elrick Westhill	Erection of 144 Dwellinghouses, 78 Flats, 44 Affordable Houses and Commercial/Retail Facility with Associated Engineering Infrastructure.	NEST Policy 9: Housing Allocations January 2006 to December 2010	ALP Policy Hou\2: Future Housing Land	The planning application is on land allocated for residential purposes in ALP and complies with the agreed development brief and all relevant planning policies. (from delegated report prepared by DM)	Delegated grant	29/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/3530	3 Keir Circle Westhill	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire.		Delegated grant	21/02/08
APP/2007/3537	Site Adjacent to Bridgefoot Bogandy Inch	Formation of Agricultural Access and Amenity Woodland Area		ALP Policy Inf\1: Roads and Accesses	The application is merely to formalise that the field gate is an approved agricultural access. (report from DM)	Delegated grant	31/03/08
APP/2008/0007	2 Saphock Place Inverurie	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	The design and scale of the proposed extension are wholly appropriate in this instance and the extension will not have an adverse impact on neighbouring properties.	Grant GAC approve 11/03/08	12/03/08

KINCARDINE AND MEARNS

01/04/07 – 31/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3971	Cruachan Cotbank Of Hilton Catterline	Alterations and Extension to Dwellinghouse	NEST 12: House Building in the Countryside Beyond the Green Belt	Finalised ALP Policy Hou\4 Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use. Appendix 2: Conversion of Non-Residential Vernacular Buildings in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development		Refuse	01/05/07
APP/2005/4123	Land West Of Lonard Drumoak Banchory	Erection of Dwellinghouse	NEST 12: House Building in the Countryside Beyond the Green Belt	Finalised ALP Policy Hou\4 Part 1: New Housing in the Countryside	The business is established in this location and serves a wide rural area and by granting permission it would be more sustainable than at present.	Refuse	22/06/07
APP/2006/3426	30 St Bridget Crescent Stonehaven	Alterations and Extension to Dwellinghouse and Erection of Boundary Fence		ALP Appendix 1: The Design of New Development in Aberdeenshire	The proposed style of property would not be out of character and would not have a detrimental overbearing effect on neighbouring properties nor result in a loss of privacy or sunlight.	Grant	24/06/07
APP/2007/0883	Camping Site Templars Park Maryculter	Erection of Timber Reception Cabin	NEST Policy 28: Development in the Green Belt	ALP Policy Gen\13: Green Belt	The development will be in keeping with the development present on site and will not be detrimental to the Green Belt or Area of Landscape Significance.	Grant	20/06/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3764	Westside Cottage, Maryculter	Erection of Dwellinghouse (Including Demolition of Existing Dwellinghouse and Steadings)	NEST Policy 21: Design	ALP Policy Hou\6: Replacement Houses in the Countryside Policy Gen\2: The Siting, Layout and Design of New Development Policy Inf\1: Roads and Accesses Appendix 1: The Design of New Development in Aberdeenshire	The application would result in the demolition of an existing cottage and steading buildings and its replacement with a modern two storey dwelling, the design and style which was considered to be in keeping with the area and that the proposed access arrangements, although recommended for refusal by the Transportation and Infrastructure Service in relation to limited visibility, were considered to be acceptable given that planning permission already existed for the conversion of the existing steading building into two dwellings.	Refuse	29/06/07
APP/2005/1494	Plots 1 & 2 Upper Mill Inverbervie	Erection of Two Dwelling houses	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside	The Committee were satisfied that this proposal was in accordance with the provisions of SPP 15 and that this development would form part of a cohesive group. Granting this proposal would assist the applicant by raising capital to relocate his business operations to a purpose built factory unit nearby, which would remove a considerable amount of traffic from the immediate road system, to the benefit of all in the vicinity. The relocation of this business to the purpose built site nearby would safeguard employment opportunities in the area.	Refuse	10/07/07
APP/2007/1863	2 Home Farm Steading Ury Stonehaven	Erection of Shed (retrospective), Summerhouse and Decking		ALP Policy Hou\4: New Housing in the Countryside		Delegated grant	05/07/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3307	Altrees Wood Maryculter	Erection of Eight Dwellinghouses	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Aberdeenshire Local Plan Policy Env\3: Other Recognised Nature Conservation Sites Policy Env\4: Biodiversity Policy Env\8: Trees and Woodlands Policy Hou\4 Part 1: New Housing in the Countryside Including the Aberdeenshire Part of Cairngorms National Park	The application site is seen as an improvement upon the designated site (fh1) in practical terms due to it creating more of a defensible boundary and in the interests of woodland management.	Grant	05/07/07
APP/2006/4358	Nether Wardmill Drumoak Banchory	Alterations and Extension to Dwellinghouse and Erection of Detached Garage		Aberdeenshire Local Plan Policy Gen\2: The Layout, Siting & Design of New Development	In the circumstances, the design presented was considered acceptable in that location and in relation to the functionality of the building.	Refuse	05/07/07
APP/2006/3857	Steading At Forth of Garvock Laurencekirk	Conversion of Steading to form Dwellinghouse		ALP Policy Gen\2: The Layout, Siting & Design of New Development Policy Hou\4 (Part 2): Conversion of Non-Residential Vernacular Buildings for Residential Use Policy Inf\1: Roads and Accesses Appendix 1: The Design of new Development in Aberdeenshire	Given local circumstances, the lower than standard visibility splays were considered acceptable in this instance.	Refuse	12/07/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0246	Site To West Of Lochside Drumoak Banchory	Erection of Dwellinghouse and Erection of Detached Garage (Change of House Type)	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21:Design	ALP Policy Hou\4 Part 1: New Housing in the Countryside Policy Env\5B: Areas of Landscape Significance	Not at Committee meeting	Delegated grant	02/08/07
APP/2007/2212	11 William Mackie Crescent, Stonehaven	Alterations and Extension to dwellinghouse (sun lounge)		ALP Hou\7: House Extensions	Not at Committee meeting	Delegated grant	09/08/07
APP/2007/2149 LB	40 Allardice Street, Stonehaven	Alterations to Office Building to Form Fire Escape and Demolish Part of Existing Boundary Wall		ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings		Delegated grant	15/08/07
APP/2007/2147	40 Allardice Street Stonehaven	Alterations to Office Building to Form Fire Escape and Demolish Part of Existing Boundary Wall		ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings		Delegated grant	15/08/07
APP/2007/2055	49 Sunnyside Avenue Drumoak Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions		Delegated grant	22/08/07
APP/2007/1843	Mains Of Drumhendry Laurencekirk	Variation of Condition 01 (Time Condition) of Planning Permission Reference S020663PF		ALP Policy Hou\6: Replacement Houses in the Countryside Appendix 1: The Design of New Development in Aberdeenshire		Delegated grant	02/08/07
APP/2007/1811	2 Academy Road Stonehaven	Alterations and Extension to Dwelling house		ALP Policy Hou\7: House Extensions		Delegated grant	22/08/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/2782	48-52 Barclay Street Stonehaven	Alterations, Extension and Change of Use of Ground Floor Unit to Retail, Change of Use of First Floor to Office Accommodation and Second Floor to Residential Flats		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The reasons for the departure from policy being that, in this instance, it was considered appropriate to depart from the Local Plan as the section of flat roof would be completely enclosed and would not be readily visible from anywhere in the Conservation Area	Grant	06/09/07
APP/2006/3369	Broomhead Durris Banchory	Erection of (Replacement) Dwellinghouse and Demolition of Existing and Formation of Access		ALP Policy Hou\6: Replacement Houses in the Countryside	Conversion of the building, in a way which would conform with Council standards would most likely render the structure unsafe which in turn would justify a replacement dwelling house. The siting of the existing dwelling house did not lend itself to a sympathetic conversion. The proposed replacement house would meet Council policy in terms of siting, layout and design of new development.	Refuse	15/09/07
APP/2007/2386	Milton Cottage Cowie Stonehaven	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	The design was considered to be good and it was not considered that given the development's location, it would detract from the surrounding area it being unobtrusive.	Refuse	11/09/07
APP/2007/1931	Da Noost 40 Crollshillock Place Newtonhill Stonehaven	Alterations and Dormer Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not K & M Area Committee item therefore no reason recorded	Delegated grant	04/09/07
APP/2007/2926	9 Inkbottle Way Stonehaven	Alterations and Extension to Dwellinghouse (Conservatory)		ALP Policy Hou\7: House Extensions	Not K & M Area Committee item therefore no reason recorded	Delegated grant	08/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/2959	59 Malcolm's Mount West Stonehaven	Alterations and Extension to Dwellinghouse (Sun Room)		ALP Policy Hou\7: House Extensions	Not K & M Area Committee item therefore no reason recorded	Delegate d grant	08/09/07
APP/2007/2640	52 Kirkburn Laurencekirk	Alterations and Extension to Dwellinghouse (Conservatory)		ALP Policy Hou\7: House Extensions	Not K & M Area Committee item therefore no reason recorded	Delegate d grant	08/09/07
APP/2007/1204	8 Toehill Place Fordoun Laurencekirk	Alterations and Extension to Dwellinghouse		ALP Policy: Gen\2: The Layout Siting and Design of New Development	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegate d grant	17/10/07
APP/2007/2508	59 Sunnyside Avenue Drumoak Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegate d grant	10/10/07
APP/2007/2330	35 Cairngrassie Circle Portlethen Aberdeen	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegate d grant	30/10/07
APP/2007/2524	66 Ash Place Portlethen Aberdeen	Alterations and Extension to Dwellinghouse (Sun Room)		ALP Policy Hou\7: House Extensions	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegate d grant	30/10/07
APP/2007/2928	East Mains of Barras Stonehaven	Conversion of Steading to form Two Residential Units and Erection of Business Unit/Garage	NEST 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside Gen\2: The Layout, Siting & Design of New Development	Report to Committee states remedial action to previous works, and the overall quality of the workmanship mean that the scheme as built is deemed to be acceptable.	Grant	17/10/07
APP/2007/2458	14 Cairnhill Road Newtonhill, Stonehaven	Alterations and Extension to Dwellinghouse (Sun Lounge)		ALP Policy Hou\7: House Extensions	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegate d grant	06/11/07
APP/2007/2575	9 Reidford Gardens Drumoak Banchory	Alterations and Extension to Dwellinghouse (Sun Lounge)		ALP Policy Hou\7: House Extensions	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegate d grant	16/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/3430	Site Adjacent To Weirside Cottage Northwaterbridge Laurencekirk	Conversion From Store To Form Dwellinghouse	NEST 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside	The Area Planning Officer explained that this report did not in fact require to be considered by the Committee. It had earlier been advertised as a potential development plan departure which the Area Committee was of a mind to approve and as it had attracted no objections it had not required to come back before them and he would proceed to issue the necessary planning consent in early course	Refuse	14/12/07
APP/2007/1350	Greens Of Crynoch, Blairs	Alterations to an Agricultural Building and Change of Use to an Engineering Testing Facility with Associated Office/Welfare Facilities		ALP Policy Env\11: Agricultural Land Policy Emp\3: Employment Development in the Countryside	The proposed development is to be located on this site for a 12 month temporary period and does not threaten the long term sustainability of the agricultural land use. Further to this, the possible environmental and social gains achievable through this research and development facility outweigh any failure to comply with policy that is aimed at development of a more permanent nature. (report from DM and BS)	Grant	03/12/07
APP/2007/0955	24 New Street Stonehaven	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting & Design of New Development		Delegated grant	17/12/07
APP/2007/2476	4 Bernham Terrace Stonehaven	Alterations and Extension to Dwellinghouse (Sun Lounge)		ALP Policy Hou\7: House Extensions		Delegated grant	11/12/07
APP/2007/3360	15 Cammach Circle Portlethen	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Kincardine and Means Area Committee therefore no reason recorded	Delegated Grant	04/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/2587	2 Burnside Cottages Netherley Stonehaven	Alterations and Extension to Dwellinghouse		ALP Policy Hou\4: New Housing in the Countryside		Delegated Grant	11/12/07
APP/2007/0694	17 Dunvegan Crescent Portlethen	Alterations and Extension to Dwellinghouse (Conservatory)		ALP Policy Hou\7: House Extensions	Not Kincardine and Means Area Committee therefore no reason recorded	Delegated Grant	06/12/07
APP/2007/0334	Brigton Cottage Luthermuir Laurencekirk	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The site was well screened with a design in keeping with the area.	Refuse	03/12/07

KINCARDINE AND MEARNS

01/01/08 – 31/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2006/1247	East Mains of Drum Drumoak Banchory	Variation of Condition 4 (goods to be retailed), 5 (floor area of building), 6 (external finishing materials) and 7 (floor plan showing retail/ancillary uses) of Planning Permission Reference APP/2004/1366	NEST Policy 15: Retailing & Town Centres		The proposals will be of benefit to community as a place of employment, an outlet for local produce and a local shop and will be a considerable improvement on what is currently on site.	Part Refuse Part Approve ISC 31/05/07	10/01/08
APP/2007/2398	Lytham Cottage Auchenblae Laurencekirk	Conversion of Coach House and Stable to form Dwellinghouse		ALP Env\7: Protected and Other Open Areas in Settlements	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegated grant	17/01/08
APP/2007/2400 LB	Lytham Cottage Auchenblae Laurencekirk	Conversion of Coach House and Stable to form Dwellinghouse		ALP Env\7: Protected and Other Open Areas in Settlements	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegated grant	17/01/08
APP/2007/4125	3 Alexandra Place Luthermuir Laurencekirk	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development.	Complies with policy	Delegated grant	09/01/08
APP/2007/2089	74 Thistle Drive Portlethen	Alterations and Extension to Dwellinghouse (Conservatory)		ALP Policy Hou\7: House Extensions	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegated grant	08/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/0700	Drambeel Lodge Durris Banchory	Extension to Dwellinghouse		ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park, Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use Policy Gen\2: The Layout, Siting and Design of New Development.	The extension would be sympathetically undertaken and as such was not considered an infringement of policy. Additionally, the proposal had attracted no objections.	Refuse KMAC approve 04/12/07	28/01/08
APP/2007/3374	Hillside Of Badentoy Portlethen Aberdeen	Erection of Detached Double Garage		ALP Policy Gen\2: The Layout, Siting and Design of New Development.	Not Kincardine and Mearns Area Committee therefore no reason recorded	Delegated grant	19/02/08
APP/2007/0640	Land North Of Dunvegan, Lauriston St Cyrus Montrose	Erection of Dwellinghouse, Garage and Industrial (Class 5) Storage Shed	NEST Policy 12: House Building in the Countryside Beyond the Green Belt NEST 21: Design	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park Policy Gen\2: The Layout, Siting and Design of New Development.	The dwellinghouse was for an essential worker as supported by a SAC farm business Service Report	Refuse KMAC approve 13/11/07	11/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/2488	Site at Blackhill of Findon, Portlethen	Industrial Development (Five Units and Toilet Facility)		ALP Policy Env\6: Coastal Development	The proposed development will consolidate an existing sporadically developed industrial area, and the associated landscaping proposals will reduce any visual impact of the proposed development. The proposed development will therefore have a very limited impact on the undeveloped coast, and will provided economic benefits for the area. (report from DM)	Grant KMAC approve 05/02/08	04/03/08
APP/2007/2966	20 Argyll Place Portlethen	Alterations and Extension to Dwellinghouse (Sun Lounge)		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development. Appendix 1: The Design of new Development in Aberdeenshire		Delegated grant	05/03/08
APP/2007/3877	Haughs of Benholm Johnshaven	Renovation and Extension of Existing Building and Resumption of Residential Use	NEST 12: House Building in the Countryside Beyond the Green Belt Policy 29: Coastal Planning Policy Env\6: Coastal Development	ALP Policy Hou\4 Part 1: New Housing in the Countryside incl. the Aberdeenshire part of the Cairngorms Policy Env\6: Coastal Development	The development would make a positive contribution to the community i.e. did not infringe Policy 11 of the Structure Plan; development would allow for the rehabilitation and extension of an existing house i.e. as such complied with Policy 12 of the Structure Plan; the economic benefits outweighed any detrimental (ISC)	Refuse KMAC approve 15/01/08	26/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head PI and BS	Date of Decision
APP/2007/2885	8 Man's Hill Avenue Stonehaven	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of new Development in Aberdeenshire	The layout, siting and design of new development within the Aberdeenshire Local Plan.(ALP) were that the nature of development and its orientation in this location and the lack of objections from neighbouring properties minimised any overlooking concerns.	Refuse KMAC approve 05/02/08	06/03/08
APP/2007/2335	Land South Of Mission Cottage Dock Street Johnshaven	Erection of Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development		Delegated Grant	24/03/08
APP/2007/1927	Ground at Aberdour Place, Inverbervie	Erection of Dwellinghouse	NEST Policy 11: General Housing Considerations	ALP Appendix 1: The Design of New Development Policy Gen\2: The Layout, Siting and Design of New Development Policy Gen\4: Infill Development	The Committee did not consider that this development infringed policy in terms of being an overdevelopment and indeed would be an enhancement to the surrounding area	Refuse KMAC approve 04/12/07	24/03/08
APP/2007/1983	Pipe Storage Yard Fordoun Aerodrome Fordoun	Erection of Offices Associated With Existing Pipe Storage Facility	NEST Policy 2: Employment Land Distribution Policy 31: Connecting Communities within the NE	ALP Policy Emp\3: Employment Development in the Countryside Policy Emp\8: Office Development Policy Gen\2: The Layout, Siting and Design of New Development		Delegated Grant	17/03/08

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01/04/07 – 31/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/4466	Steading Adjacent To Edindurno Whitehouse Alford	Conversion of Steading to form Dwellinghouse	NEST 12: House Building in the Countryside Beyond the Green Belt	ALP Policy Hou\4: New Housing in the Countryside	The overall design respects the existing building, and does not erode its character and contribution to the character of the area. The proposed design will effectively enhance the buildings contribution to the character of the area through good traditional design in place of the poorly designed and constructed alterations that exist. In this respect the scheme is considered to be within the overall objectives of the relevant policies, although not specifically complying with the detailed terms of those policies.	Delegated grant	24/04/07
APP/2006/5005	Site To The Rear Of Hall Charlestown Road Aboyne	Erection of Dwellinghouse and Garage	NEST Policy 11: General Housing Considerations	ALP Policy Env\17: Conservation Areas Policy Env\18: Listed Buildings Policy Inf\4: Foul Drainage Standards Policy Gen\2: The Layout, Siting and Design of New Development	The proposal was not considered to represent overdevelopment on the site, would provide a welcome opportunity for a small scale development in the Aboyne area and would be designed to minimise impact on the Hall.	Refuse	25/05/07
APP/2007/0722	Balnaboth Steading Finzean	Alteration and Extension to Converted Steading		Finalised ALP Policy Emp\3: Employment Development in the Countryside Appendix 2: Conversion of non-residential vernacular buildings in the Countryside		Delegated grant	31/05/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2006/4848 Laura Robertson	Crothead North Tillquhillie Banchory	Alterations and Extension to Dwellinghouse		Finalised ALP Policy Gen\2: The Layout, Siting & Design of New Development The Layout, Siting & Design of New Development Policy Hou\7: House Extensions		Delegated grant	04/06/07
APP/2007/1035	10 Craigview Place Ballater	Alterations and Extension to Dwellinghouse		ALP Appendix 1: Design of New Development		Delegated grant	01/06/07
APP/2007/1652	Tillenteach Potarch Ballogie	Erection of Detached Garage		Finalised ALP Policy Gen\2: The Layout, Siting & Design of New Development		Delegated grant	22/06/07
APP/2007/1290	20 Balfour Road Alford	Alterations and Extension to Dwellinghouse (Sunroom)		ALP Hou\7: House extensions		Delegated grant	01/06/07
APP/2007/0600	The Hollies Craigmyle Road Torphins	Alterations and Extension to Dwellinghouse & Double Garage		ALP Hou\7: House extensions		Delegated grant	04/06/07
APP/2006/3813	Site to the North of Pitline Quarry Tarland Aboyne	Demolition of Existing Cottage and Erection of New Dwellinghouse	NEST Policy 20: Built Heritage & Archaeology Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou/6: Replacement Houses in the Countryside	1.The principle of demolition of the existing building was acceptable and the replacement house could enhance the site by good innovative design 2.That the Acting Head of Development Control & Building Standards assess the design and materials proposed including the reuse of materials from the existing cottage and report back to the Committee.	Refuse	26/07/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/2002	Heath Cottage Ballater Road Aboyne	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\7: House Extensions	Not Committee item therefore no reason recorded.	Delegated grant	31/07/07
APP/2007/1020	Bramble Cottage Craigmyle Torphins Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development	Not Committee item therefore no reason recorded.	Delegated grant	24/07/07
APP/2007/2000	Mill Of Syde Kennethmont Huntly	Erection of Conservatory		ALP Policy Hou\4: New Housing in the Countryside incl the Aberdeenshire Part of the Cairngorms National Park	Not Committee item therefore no reason recorded.	Delegated grant	13/07/07
APP/2007/1424	Old Police Station 5 St Marnan Road Torphins Banchory	Alterations and Extension to Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development ALP Policy Hou\4: New Housing in the Countryside incl the Aberdeenshire Part of the Cairngorms National Park	Not Committee item therefore no reason recorded.	Delegated grant	03/07/07
APP/2006/3486	Keig Parish Church Hall Keig Alford	Conversion of Steading to Form Dwellinghouse		ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the CNP Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use	Although the non-residential buildings were not substantially intact and the proposed development did not accord with the policies on converting non-residential traditional buildings, it was considered that the opportunity to restore the buildings justified the departure from policy in this instance.	Grant	15/08/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0417	Site To The North Of Tombreck Glenbuchat Strathdon	Change of Use of Disued Mill and Bothy to Form Dwellinghouse and Erection of Garage and Change of Use of Agricultural Land To form Vehicular Access		ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the CNP Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use	The architectural and historic interest of the building justified a departure from Policy 12 of the Aberdeen and Aberdeenshire Structure Plan 2001-2016 (Housing Building on the Countryside Beyond The Green Belt) and Policy Hou/4 from the Aberdeenshire Local Plan (New Housing in the Countryside), subject to the highest quality of design and finish.	Delegated grant	27/08/07
APP/2007/2789	4 Old Mart Road Torphins Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	Not Committee item therefore no reason recorded	Delegated grant	31/08/07
APP/2007/2540	Newton Glenbuchat Strathdon	Kitchen Extension to Dwellinghouse & Change of Use of Agricultural Ground to Garden Ground		ALP Policy Hou\7: House Extensions	Not Committee item therefore no reason recorded	Delegated grant	16/08/07
APP/2007/2316	10 Grant Road Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Not Committee item therefore no reason recorded	Delegated grant	29/08/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0999	The Milton and Crathes Restaurant Milton of Crathes Banchory	Change of Use of Ground for the Erection of Temporary Building (Retrospective)		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Emp\3: Employment Development on the Countryside	Not Committee Item therefore no reason recorded	Delegated grant	16/08/07
APP/2007/1336	22 Nelson Street Huntly	Change of Use from Shop to Additional Residential Accomodation		ALP Policy Emp\5: Defined Town Centres	The shop unit is located in a predominantly residential area, a fair distance away from the main retail area. Therefore it is not considered that the proposed change of use would have an adverse impact on the viability and vitality of the town centre	Delegated Grant	14/08/07
APP/2007/1777	92 Raemoir Avenue Banchory	Extension to Dwellinghouse (Garage)		ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Not Marr Area Committee item therefore no reason recorded	Delegated grant	31/08/07
APP/2007/1731	24 Hillcroft Road Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The design of the extension was appropriate and would not have a detrimental effect on any of the neighbouring properties, there was still sufficient garden space for the needs of the property and the situation was sufficiently unusual so as not to set a precedent in this instance.	Refuse	15/08/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/1338	Site Adjacent To Aildon Cottage Mill Road Tarland Aboyne	Erection of Dwellinghouse	Policy NEST11: General Housing Considerations Policy NEST22: Water Management	ALP Policy Inf4A: Foul Drainage Standards Policy Inf4B: Surface Water Drainage Standards: (SUDS) Policy Gen\2: The Layout, Siting and Design of New Development	The application site was a brown field site in the centre of the village, that the shortfall in usable private garden space was considered acceptable for such a modest development and that the development could provide an affordable property of good design.	Refuse	22/08/07
APP/2007/0465	Smithy Croft Coachford Cairnie Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Marr Area Committee item therefore no reason recorded	Delegated grant	21/08/07
APP/2007/4462	Steading Adjacent To Cuttishillock Tarland Aboyne	Conversion of Steading to form Dwellinghouse and Erection of Detached Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt	Policy Hou\4 Part 2: Conversion of Non-Residential Vernacular Buildings in the Countryside for Residential Use	A large proportion of the building was still intact, that the proposed conversion would respect the architectural heritage of the area and would restore the building to its original form and re-establish the connection between the farm house and the ancillary building.	Refuse	15/08/07
APP/2007/1599	Balfour Cottage East Birse Aboyne	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The proposal would improve the main elevation of the cottage and that the higher section was set back and unlikely to be seen in conflict with the main roof. However, the cottage was semi-detached and the proposal would impact on the adjoining house. No objection had been received from the neighbouring property	Refuse	20/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/2538	Timber Cottage Mytice Road End Gartly Huntly	Amendments & Repositioning of Dwellinghouse & Garage, incorporating Change of Use of Agricultural Land to Domestic	NEST 21: Design	ALP Policy Hou\6: Replacement Houses in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development	Not Committee item therefore no reason recorded	Delegated grant	05/09/07
APP/2007/2553	13 Torry Street Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	Not Committee item therefore no reason recorded	Delegated grant	20/09/07
APP/2007/2585	TESCO Deveron Road Huntly	Erection of Dot.Com Service Facility Within Class 6 'Storage or Distribution' of the Town and Country Planning (Use Classes) (Scotland) Order 1997	NEST 21: Design	ALP Policy Gen\1: Sustainability Principles Policy Gen\2: The Layout, Siting and Design of New Development	Not Committee item therefore no reason recorded	Delegated grant	20/09/07
APP/2007/3097	31 Princes Street Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of new Development in Aberdeenshire	Not Committee item therefore no reason recorded	Delegated grant	25/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3095	3 Stewart Crescent Alford	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of new Development in Aberdeenshire	Not Committee item therefore no reason recorded	Delegated grant	25/09/07
APP/2007/3059	Burnroot Sawmill Dinnet Aboyne	Erection of Wood Burning Boiler & Heating Plant Building		ALP Policy Inf\4B: Surface Water Drainage Standards: (SUDS)	Not Committee item therefore no reason recorded	Delegated grant	27/09/07
APP/2007/3012	Hamewith Inchmarlo Road Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of new Development in Aberdeenshire	Not Committee item therefore no reason recorded	Delegated grant	20/09/07
APP/2007/2948	Sheigra 25 Braemar Road Ballater	Conservation Area Consent for Alterations and Extension to Dwellinghouse, Partial Demolition and Alterations to Garden House and Erection of Log Cabin		ALP Policy Hou\7: House Extensions Policy Env.17: Conservation Areas	Not Committee item therefore no reason recorded	Delegated grant	20/09/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/2946	Sheigra 25 Braemar Road Ballater	Conservation Area Consent for Alterations and Extension to Dwellinghouse, Partial Demolition and Alterations to Garden House and Erection of Log Cabin		ALP Policy Hou\7: House Extensions Policy Env.17: Conservation Areas	Not Committee item therefore no reason recorded	Delegated grant	20/09/07
APP/2007/2855	Petries Buildings 49 North Deeside Road Kincardine O'Neil Aboyne	Change of Use from Class 1 Retail to Class 9		ALP Policy Emp\7: Retail Development in the Smaller Settlements	Not Committee item therefore no reason recorded	Delegated grant	23/09/07
APP/2005/2001	Site At Richmond Mills Linnorie Huntly	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt		The proposal would ensure the continuation of an existing business in the rural area.	Refuse 13/12/05 Delegated grant 02/05/06	11/10/07
APP/2007/1202	10 St Aidan Crescent Banchory	Erection of Conservatory		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development	Not Committee item therefore no reason recorded	Delegated grant	05/10/07
APP/2007/1812	Lonach Hall Strathdon	Erection of Garden Summer House	NEST Policy 20: Built Heritage and Archaeology	ALP Policy Env\18: Listed Buildings Policy Gen\2: The Layout, Siting and Design of New Development	The summerhouse was a very light structure which would blend in with the existing hall and that the proposed location was the only feasible one given the uses for which the summerhouse was intended as set out in the marketing plan for the hall.	Refuse	02/10/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3081	Glanderstone Wardhouse Insch	Alterations and Extension to Dwellinghouse (Dormer)		ALP Policy Hou\7: House Extensions	Not Marr Area Committee item therefore no reason recorded	Delegated grant	04/10/07
APP/2007/2798	Site to Northwest of Windseye Craigievar Alford	Erection of 6kw wind turbine		ALP Policy Gen\1: Sustainability Principles Policy Gen\2: The Layout, Siting and Design of New Development	no reason recorded	Delegated grant	09/10/07
APP/2007/1860	Hollybank Crathes Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Not Marr Area Committee therefore no reason recorded	Delegated grant	04/10/07
APP/2007/1291	42 Wilson Road Banchory	Demolition of Existing Garage and Erection of New Detached Garage	NEST Policy 21: Design	ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	On safety grounds and that the existing gradient did not comply with current roads policies	Refuse	21/11/07
APP/2007/3231	Bengarry Woodside Place Banchory	Erection of Conservatory		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	Not Marr Area Committee therefore no reason recorded	Delegated grant	13/11/07
APP/2007/3826	Montgerrie Cottage Whitehouse Alford	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	The flat roof element of this building is already there	Delegated grant	27/11/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0081	Esleie Banchory	Agricultural Shed to Class 6 (Storage and Distribution)	NEST Policy 3: Other Employment Opportunities	ALP Policy Emp\3: Employment Development in the Countryside	The proposal would maintain a local business in the countryside and would utilise an underused/ redundant building	Refuse	07/11/07
APP/2007/2602	Former Council Depot, Site Adjacent to 8 Golf Road, Aboyne	Renewal of APP/2006/0508 for Change of Use of Former Council Depot to Taxi Garaging Facility & Increase of Vehicle Parking Numbers		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The operation of the business from this location would not result in unreasonable disturbance to neighbouring residents. Condition 2 has been amended to relate specifically to the hours of operation as well as the exchange of vehicles in order to make it easier to enforce (from Council report)	Grant	07/11/07
APP/2005/3973	Former Mart Site, Aboyne	Erection of Residential Development - 16 No. Dwellings		ALP Policy Inf\2: Parking, Servicing and Accessibility (earlier application)		Grant	12/12/07
APP/2007/3788	Adendale Steading Strachan Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\4: New Housing in the Countryside Including the Aberdeenshire part of Cairngorms National Park, Part 1: Erection of New Housing	Not Marr Area Committee item therefore no reason recorded	Delegated grant	12/12/07
APP/2007/3228	Mains Of Cults Kennethmont Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\7: House Extensions Appendix 1: The Design of new Development in Aberdeenshire	The flat roof element that related to the departure from policy has been superseded. Amended proposal meets policy requirements.	Delegated grant	17/12/07

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3584	Site Adjacent To Elevdon Ballogie Aboyne	Erection of Dwellinghouse		ALP Policy Inf4: Foul Drainage Standards	Not Marr Area Committee item therefore no reason recorded.	Delegated grant	04/12/07
APP/2007/3456	59A Bogie Street Huntly	Change of Use To Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Inf2: Parking, Servicing and Accessibility	The restoration and re-use of this traditional building currently in disrepair would not only secure its long term future but also enhance and contribute positively to the existing Conservation Area within which it lies. Policy Env/17 of the Local Plan states that greater weight should be given to the requirements of the policy where there is conflict of other policies within the plan. In this instance it is considered that the restoration of the building into a modest sized dwelling will not cause so much additional use of the existing access onto Bogie Street as to merit the refusal of the application on road safety grounds although it is acknowledged that road safety is a vital element in respect of new development.	Grant	13/12/07

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01/01/08 – 31/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0895	Pittenkerrie Farm Glassel Banchory	Erection of Agricultural Building		ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Amendments received and in order	Grant MAC approve 22/01/08	29/01/08
APP/2007/0449	Jessimine Cottage Woodside Place Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire	The design and scale of the extension matches the existing house well and also respects the overall mixed character of the existing street and would not stand out of place with the surrounding area. It is not considered that the provision of the extension at a marginally higher level nor the box styled extension will result in any adverse impact on the amenity of any adjacent properties or the surrounding area in respect of the context and location of the site.	Grant MAC 11/12/07	22/01/08
APP/2007/3608	Site to North East of Parkgreens, Lumphanan, Banchory	Erection of Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of Cairngorms National Park	The application was advertised as a potential departure from the Local Plan, whilst confirmation was sought from the applicant regarding the operation of the farm unit (DM)	Grant MAC approve 22/01/08	14/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3133	Kashentroch Crathes Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Policy Gen\2: The Layout, Siting and Design of New Development ALP Appendix 1: The Design of New Development in Aberdeenshire	The proposal was considered to be a bold and innovative design in keeping with the existing house and was not considered to be over dominant.	Refuse MAC approve 12/02/08	03/03/08
APP/2007/4394	19 Gordon Street, Huntly	Change of Use from Class 1 (Shops) to Class 11 (Assembly and Leisure)		ALP Policy Emp\5: Defined Town Centres	Not considered to be a departure (DM report to MAC)	Grant MAC approve 12/02/08	22/02/08
APP/2007/3546	Site Adjacent to 11 Bridgeview Place, Aboyne	Erection of Dwellinghouse, Garage & Garden Shed		Policy Gen\2: The Layout, Siting and Design of New Development	Not considered to be a departure (DM report to MAC)	Grant MAC approve 12/02/08	22/02/08
APP/2007/4600	Cadet Centre, Kinneskie Road, Banchory	Change of Use from Army Cadet Force Building (Redundant) to Self Catering Holiday Unit		ALP Policy Gen\2: The Layout, Siting and Design of New Development & Appendix 1: The Design of New Development in Aberdeenshire.	Not considered to be a departure	Grant MAC approve 04/03/08	10/03/08
APP/2007/3904	Mossgiel Lumphanan Banchory	Erection of Dwellinghouse		ALP Policy Hou\6: Replacement Houses in the Countryside Policy Gen\2: The Layout, Siting and Design of New Development	The application was advertised as a potential departure from policy, but was found to comply. (DM)	Delegated grant	15/01/08
APP/2007/4182	Wyvis 3 Bank Brae Alford	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Increase in roof height not detrimental on amenity of adjacent properties and resulting building is in keeping with streetscape (DM)	Delegated grant	08/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/4254	Waulkmill Cottage Insch	Conversion of Steading to form Ancillary Accommodation (Change of Use) and Re-positioning of Oil Tank	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park, Part 2: Conversion of Non Residential Vernacular Buildings for Residential Use	Not Marr Area Committee item therefore no reason recorded.	Delegated grant	28/01/08
APP/2007/4199	Site to South West of Avochie Quarry Huntly	Industrial Development: Recycling Facility		ALP Policy Gen\2: The Layout, Siting and Design of New Development Policy Gen\6: Hazardous Developments Policy Inf4B: Surface Water Drainage	Although the application was advertised as a potential departure from the development plan, the application site is located within the boundaries of a previous planning permission for the formation of a quarry (APP/2004/0327). The proposed development is therefore not a departure from the development plan. (DM)	Delegated grant	16/01/08
APP/2007/4105	93 Raemoir Avenue Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Advertised as potential Departure but complies with Policy (DM)	Delegated grant	08/01/08
APP/2007/3988	59 Bellwood Drive Aboyne	Alterations and Extension to Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park, Part 2: Conversion of Non Residential Vernacular Buildings for Residential Use Policy Hou\7: House Extensions	Not Marr Area Committee item therefore no reason recorded	Delegated grant	30/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3680	Plot 4 Chapelhill Forgue Huntly	Variation of Condition 2 (Harling Samples to be provided) & Condition 3 (Window Details to be provided) of Planning Permission Reference APP/2007/2010		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The materials were approved on appeal on the adjacent plot. (DM)	Delegated grant	17/01/08
APP/2007/2544	Land At Craich Farmhouse Tough Alford	Excavation of Two linked Off-line ponds for Wildlife conservation & Environmental Enhancement		ALP Policy Env\14: Ponds	Not Marr Area Committee item therefore no reason recorded.	Delegated grant	30/01/08
APP/2007/2646	Headinch Cambus O'May Aboyne	Demolition of Existing Dwellinghouse & Re-Instatement of Garden into Field & Erection of Dwellinghouse & Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\6: Replacement Houses in the Countryside		Delegated grant	23/01/08
APP/2007/2157	Backburn Croft Gartly Huntly	Alterations and Extension to Dwellinghouse into Existing Steading and Erect New Garage and Form Wildlife Pond	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire Part of the Cairngorms National Park, Part 2: Conversion of Non Residential Vernacular Buildings for Residential Use	The proposed design/development was amended to comply with policy (DM)	Delegated grant	09/01/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0119	Westfield Cushnie Alford	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development	The height of the proposed extension exceeds that of the original house, but the design separates the two elements and therefore the proposal does not erode the traditional character or scale of the existing house.	Delegated grant	14/02/08
APP/2007/2503	Site adjacent to Standfast Cottage Perkhill Road Lumphanan Banchory	Erection of Dwellinghouse and Garage		ALP Policy Inf\4B: Foul Drainage	A connection to the main is not feasible on cost grounds and an alternative solution which improves the foul drainage for the existing house and the new house has been agreed with SEPA.	Delegated grant	14/02/08
APP/2007/3547	Site Adjacent to 12 Bridgeview Place Aboyne	Erection of Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development	Not Marr Area Committee therefore no reason recorded	Delegated grant	22/02/08
APP/2007/4977	Artamford Watson Street Banchory	Erection of Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Not Marr Area Committee therefore no reason recorded	Delegated grant	11/02/08
APP/2007/4910	Brodie Cottage Cairnie Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Marr Area Committee therefore no reason recorded	Delegated grant	12/02/08
APP/2007/4865	Edinvillie 26 King Street Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Marr Area Committee therefore no reason recorded	Delegated grant	22/02/08
APP/2007/4690	Ardgour 24 King Street Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Not Marr Area Committee therefore no reason recorded	Delegated grant	22/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/4444	Kirkney View Gartly Huntly	Alterations and Extension to Dwellinghouse		ALP Policy Gen\2: The Layout, Siting and Design of New Development Appendix 1: The Design of New Development in Aberdeenshire	Not Marr Area Committee therefore no reason recorded	Delegated grant	27/02/08
APP/2007/4080	Unit 4 Culdrain Steading Gartly Huntly	Erection of Detached Garage		ALP Policy Hou\7: House Extensions	Not Marr Area Committee therefore no reason recorded	Delegated grant	27/02/08
APP/2007/3421	Roselea Markethill Glass Huntly	Conversion of Outbuildings to Residential Unit and Refurbishment of Existing Cottage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of Cairngorms National Park Part 1 Erection of New Housing Policy Hou\5: Cohesive Groups in the RHMA Policy Gen\2: The Layout, Siting and Design of New Development	Not Marr Area Committee therefore no reason recorded	Delegated Grant	05/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/3019	Site Adjacent to Twin Oaks Linnorie Huntly	Erection of Dwellinghouse and Garage	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of Cairngorms National Park Part 1 Erection of New Housing Policy Hou\5: Cohesive Groups in the RHMA Policy Gen\2: The Layout, Siting and Design of New Development	Not Marr Area Committee therefore no reason recorded	Delegated Grant	01/02/08
APP/2007/2853	Site to North of Croft Thorn Strachan Banchory	Conversion of Steading to form Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of Cairngorms National Park Part 2: Conversion of Non-Residential Vernacular Buildings for Residential Use	Not Marr Area Committee therefore no reason recorded	Delegated Grant	07/02/08
APP/2007/2503	Site adjacent to Standfast Cottage Perkhill Road Lumphanan Banchory	Erection of Dwellinghouse and Garage		ALP Policy Inf\4a: Foul Drainage Standards Policy Inf\4b: Surface Water Drainage Standards Sustainable Urban Drainage Systems	Not Marr Area Committee therefore no reason recorded	Delegated Grant	14/02/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/0698	38 Forestside Road Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions Appendix 1: The Design of New Development in Aberdeenshire Policy Gen\2: The Layout, Siting and Design of New Development		Delegated Grant	28/02/08
APP/2007/2218	Site to the East of Wester Newbigging Wester Mosshead Drumblade Huntly	Change of Use from Class Agricultural Shed to Class 9 (House)	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of Cairngorms National Park	There is clear evidence that one of the buildings was formerly a house and the proposed development would re-instate the original residential use, which would improve the contribution of the site to the local landscape. The submitted design has been amended and the application complies with Policy Gen/2 of the Aberdeenshire Local Plan. (report from DM)	Delegated grant	17/03/08
APP/2008/0054	67 Ladywood Drive Aboyne	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Advertised as departure then application amended to comply with policy (DM)	Delegated grant	07/03/08
APP/2007/4936	May Cottage Woodside Terrace Banchory	Alterations and Extension to Dwellinghouse		ALP Policy Hou\7: House Extensions	Advertised as a departure from policy but turned out not to be a departure because the dormer design is in keeping with the other rear dormers. There will be no greater overshadowing onto neighbours windows than at present from existing wall.	Delegated grant	12/03/08
APP/2007/4884	4 St Nathalan Crescent Banchory	Erection of Detached Garage		ALP Policy Hou\7: House Extensions	Though the Garage has a flat roof, the surrounding properties all have flat roofs and so this proposal in this instance is acceptable as it is in keeping with the surrounding garages	Delegated grant	18/03/08

Application Reference No.	Site	Proposal	Structure Plan Policies Contravened	Local Plan Policies Contravened	Reasons for approval of Departures	Rec: Head DM and BS	Date of Decision
APP/2007/4852	1 Gordon Street Huntly	Change of Use from Class 1 (General Store) to Class 2 (Betting Shop)		ALP Policy Emp\5: Defined Town Centres	Application was not a Departure as the proposed use was found to be in accordance with Policy as confirmed by the Planning Policy Team.	Delegated grant	14/03/08
APP/2007/4107	Coreen Cottage 8 Melgum Road Tarland Aboyne	Replacement Dwellinghouse		ALP Policy Hou\6: Replacement Houses in the Countryside	It is a Departure as house is not on same footprint as existing, which is a requirement of Policy Hou/6. However the proposed site is considered acceptable in this instance.	Delegated grant	19/03/08
APP/2007/3861	East Steading Fairlea Steading Alford	Conversion of Steading to form Dwellinghouse	NEST Policy 12: House Building in the Countryside Beyond the Green Belt.	ALP Policy Hou\4: New Housing in the Countryside including the Aberdeenshire part of Cairngorms National Park Part 1: Erection of New Housing Part 2: Conversion of non Residential Vernacular buildings for Residential Use		Delegated grant	06/03/08
APP/2007/3466	Struan Hall Ballater Road Aboyne	Boundary Wall Alterations		ALP Policy Env\18: Listed Buildings	No Longer a Departure – Amended Proposal will not restrict views of the Listed Building and now complies with Policy	Delegated grant	14/03/08
APP/2007/3658 LB	Struan Hall Ballater Road Aboyne	Boundary Wall Alterations		ALP Policy Env\18: Listed Buildings	No Longer a Departure – Amended Proposal will not restrict views of the Listed Building and now complies with Policy	Delegated grant	11/03/08
APP/2007/3496	Blackblair Croft Kinnoir Huntly	Restoration of Existing Dwellinghouse & Extension		ALP Policy Hou\7: House Extensions	The flat roof is acceptable in overall context of the building	Delegated grant	07/03/08

Appendix C - Analysis of Housing Land Audits 2006-2008

Historical Development Rates - Aberdeenshire Industrial and Business Land

2006-2007 levels under Adopted ALP

Ranking	Town	Hectares of development
1	Ellon	5.6
2	Huntly	5.5
3	Westhill	4.7
4	Portlethen	4.4
5	Garioch Other Towns (Inc. Kintore and Thainstone)	4
6	Formartine Other Towns	1
7	Oldmeldrum	0.4
8	Inverurie	0.3
9	Peterhead	0.11
10	Laurencekirk	0.1

2002-2007 levels under Finalised ALP

	Town	Hectares of development
1	Garioch Other Towns (Inc. Kintore/Thainstone)	13.9
2	Portlethen	10.8
3	Peterhead	8.6
4	Westhill	7.7
5	Ellon	6.3
6	Huntly	5.5
7	Inverurie	2.5
8	Oldmeldrum	2.2
9	Formartine Other Towns	1.5
10	Fraserburgh	1.4
11	Laurencekirk	0.4
12	Blackburn	0.3
13	Banff and Buchan Other Towns	0.2
14	Marr Other Towns	0.1
15	Kincardine and Mearns Other Towns	0.1

BUCHAN AREA																
Main Settlements	2001 population census	2006 population	2001 Number of Households	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007					
Peterhead	17,947	17,561	7407	7766	179	106	27	47	30	60	113					
Mintlaw	2,647	2,620	1065	1074	1	3	1	2	2	1	17					
Rural Service Centres	2002 population (ESTIMATED)	2006 population estimate	ESTIMATED population change 2002-2006	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007	Total services 1999	Total services 2002	Total services 2007	% change in total services 2002- 2007	Type of Service Closed/ Opened
Auchnagatt *	108	108	0.0	45	0	0	0	0	0	0	0	6	5	6	20.0	1 church closed
Boddam	1,124	1,196	6.4	498	0	2	27	1	1	1	0	20	17	17	0.0	-
Crimond	746	770	3.2	321	0	0	0	2	0	8	4	9	8	8	0.0	-
Cruden Bay	1,500	1,579	5.3	658	9	3	3	23	7	0	4	25	26	22	-15.4	1 hotel, 2 shops, 1 bank
Fetterangus	422	446	5.7	186	3	1	0	1	6	3	1	6	6	6	0.0	-
Hatton (of Cruden)	759	802	5.7	334	1	1	2	2	1	13	9	13	13	12	-7.7	1 smithie closed
Longhaven	19	19	0.0	8								4	5	5	0.0	-
Longside	736	822	11.7	343	9	10	13	15	8	0	1	11	12	13	8.3	1 shop opened
Maud	757	776	2.5	323	2	1	0	4	4	0	2	19	19	21	10.5	2 shops opened
New Deer	602	631	4.8	263	1	14	4	7	0	1	1	21	22	20	-9.1	1 shop closed, 1 school closed
New Leeds	110	110	0.0	46								1	1	1	0.0	-
New Pitsligo	1,057	1,069	1.1	445	0	1	0	1	2	2	3	21	24	24	0.0	-
North Collielaw	2	2	0.0	1								NA	NA	NA	NA	-
Old Deer *	190	190	0.0	79	0	0	0	0	0	0	7	4	4	4	0.0	-
St Combs	664	666	0.4	278	1	0	0	0	0	1	0	7	7	7	0.0	-
St Fergus	474	618	30.4	258	2	4	4	9	15	32	11	12	9	8	-11.1	1 petrol station closed
St Fergus Gas Terminal (all business)	10	10	0.0	4								NA	NA	NA	NA	-
Strichen	955	960	0.5	400	0	4	0	0	1	1	5	22	23	23	0.0	-
Stuartfield	679	732	7.8	305	2	0	5	13	3	1	0	8	8	8	0.0	-

FORMARTINE AREA																
Main Settlements	2001 population census	2006 population estimate	2001 Number of Households	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007					
Ellon	8,757	9,712	3467	4147	73	142	207	186	75	34	23					
Turriff	4,455	4,686	2035	2187	76	24	20	26	11	33	49					
Oldmeldrum	2,004	2,237	812	977	0	3	1	17	64	80	56					
Rural Service Centres	2002 population (ESTIMATED)	2006 population estimate	ESTIMATED population change 2002-2006	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007	Total services 1999	Total services 2002	Total services 2007	% change in total services 2002- 2007	Type of Service Closed/ Opened
Balmedie	1,792	2,210	23.3	921	51	49	42	82	37	13	9	10	10	10	0.0	-
Barthol Chapel	43	43	0.0	18								2	2	2	0.0	-
Belhelvie (2 parts incl. quarry) *	240	293	22.0	122	0	0	0	0	22	0	6	4	4	2	-50.0	1 hotel and 1 shop closed
Berefold *	29	41	41.4	17	0	0	0	0	5	0	0	NA	1	1	0.0	-
Blackdog	182	211	15.8	88	12	27	11	0	0	1	0	NA	NA	NA	NA	-
Collieston	257	259	0.9	108	0	0	0	0	0	1	0	3	3	3	0.0	-
Cultercullen *	62	62	0.0	26	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Cuminestown	452	454	0.5	189	1	0	0	0	0	1	1	11	10	10	0.0	-
Daviot *	358	413	15.4	172	0	6	5	4	11	3	3	6	5	5	0.0	-
Fintry	21	31	44.9	13	0	0	0	0	2	2	0	NA	1	1	0.0	-
Fisherford *	41	41	0.0	17	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Foveran *	106	106	0.0	44	0	0	0	0	0	0	0	5	4	4	0.0	-
Fyvie	493	493	0.0	205	5	0	0	0	0	0	0	15	16	12	-25.0	1 shop, 1 bank, 1 petrol station and 1 hall closed
Garmond	82	82	0.0	34								0	0	0	0.0	-
Kirkton of Auchterless *	82	82	0.0	34	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Methlick *	339	442	30.5	184	2	5	3	8	10	22	11	14	14	12	-14.3	2 shops closed
Milldale	2	38	1800.0	16	0	0	0	4	11	0	0	NA	NA	NA	NA	-
Newburgh	1,301	1,337	2.8	557	1	0	0	0	11	4	23	13	11	12	9.1	1 shop opened
Pitmedden	1,306	1,436	9.9	598	14	32	44	9	0	1	0	10	10	9	-10.0	1 shop closed
Potterton	943	998	5.9	416	0	9	9	0	0	14	2	3	3	3	0.0	-
Rosehall (not a Rural Service Centre)	14	14	0.0	6								NA	NA	NA	NA	-
Rothienorman	518	612	18.1	255	1	2	0	6	15	18	0	9	9	9	0.0	-
St Katherine's	67	67	0.0	28	5	0	0	0	0	0	0	NA	NA	NA	NA	-
Street of Monteach *	31	31	0.0	13	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Tarves	890	892	0.3	372	0	0	1	0	0	0	5	16	14	11	-21.4	2 shops closed, 1 bank closed
Tipperty (3 parts)	140	154	10.3	64	0	0	0	4	1	1	0	1	1	1	0.0	-
Udny Green	166	166	0.0	69	0	0	0	0	0	0	0	5	5	5	0.0	-
Udny Station	278	278	0.0	116								3	3	3	0.0	-
Woodhead (2 parts)	115	115	0.0	48								1	1	1	0.0	-
Ythanbank (2 parts)	106	120	13.6	50	0	0	1	3	1	1	1	NA	1	1	0.0	-

GARIOCH AREA																
Main Settlements	2001 population census	2006 population estimate	2001 Number of Households	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007					
Blackburn	1386	2262	520	934	19	60	57	70	102	115	113					
Insch	1523	1684	639	756	8	7	5	48	32	21	62					
Inverurie & Port Elphinstone	10882	11062	4653	5176	12	77	75	151	118	96	97					
Kintore	1696	3657	704	1321	43	117	137	220	131	140	60					
Westhill	9498	10392	3424		97	53	110	92	113	43	56					
Rural Service Centres	2002 population (ESTIMATED)	2006 population estimate	ESTIMATED population change 2002-2006	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007	Total services 1999	Total services 2002	Total services 2007	% change in total services 2002- 2007	Type of Service Closed/ Opened
Auchleven *	197	223	13.4	93	0	0	0	6	5	0	0	4	3	2	-33.3	1 post office closed
Chapel of Garioch (2 parts)	69	86	24.3	36	0	3	7	0	0	0	0	5	4	4	0.0	-
Cluny *	19	19	0.0	8	0	0	0	0	0	0	0	1	1	1	0.0	-
Dunecht	137	137	0.0	57	0	0	0	0	0	0	0	8	8	7	-12.5	1 shop closed
Durno (2 parts) *	115	115	0.0	48								2	1	1	0.0	-
Echt	209	209	0.0	87	0	0	0	0	0	0	0	10	10	9	-10.0	1 bank closed
Glasgoforest	62	62	0.0	26								NA	NA	NA	NA	-
Hatton of Fintray *	187	233	24.3	97	7	5	0	0	19	0	0	4	3	3	0.0	-
Keithhall *	38	38	0.0	16	0							3	3	3	0.0	-
Kemnay					25	0	0	22	1	2	2					
Kingseat (not yet developed)	-166	2	-101.2	1	0	0	0	0	0	70	94	NA	NA	NA	NA	-
Kinmuck *	53	70	31.6	29	4	2	0	0	4	3	4	1	1	1	0.0	-
Kirkton of Skene *	209	245	17.2	102	0	0	0	15	0	0	1	5	5	5	0.0	-
Lyne of Skene	65	65	0.0	27								1	2	2	0.0	-
Meikle Wartle *	117	127	8.2	53	0	0	0	1	1	2	0	8	8	8	0.0	-
Midmar *	48	53	10.0	22	0	0	0	0	0	2	1	7	6	4	-33.3	1 post office closed, 1 shop closed
Millbank *	67	67	0.0	28	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Newmachar	2,311	2,347	1.6	978	38	0	14	0	0	1	1	18	20	21	5.0	1 chemist closed
Old Rayne *	199	259	30.2	108	0	0	1	11	6	7	5	4	4	4	0.0	-
Oyne *	129	163	26.0	68	0	3	7	7	0	0	0	3	3	3	0.0	-
Sauchen *	261	278	6.4	116	0	25	0	0	1	6	33	4	3	4	33.3	1 hall opened
Tillyfourie (1/2 Marr, 1/2 Garioch) *	26	26	0.0	11								NA	NA	NA	NA	-
Whiteford *	185	185	0.0	77	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Kintore Business Park *	60	60	0.0	25								NA	NA	NA	NA	-

KINCARDINE AND MEARN'S AREA																
Main Settlements	2001 population census	2006 population	2001 Number of Households	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007					
Stonehaven	9577	10614	3973	4525	178	226	124	84	24	5	10					
Portlethen	6603	6632	2453	2511	2	18	11	16	7	5	2					
Newtonhill	2940	3066	1052	1117	25	10	41	2	0	0	0					
Laurencekirk	1808	2110	737	938	14	21	11	75	41	46	95					
Rural Service Centres	2002 population (ESTIMATED)	2006 population	ESTIMATED population change 2002-2006	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007	Total services 1999	Total services 2002	Total services 2007	% change in total services 2002- 2007	Type of Service Closed/ Opened
Arbuthnot	53	53	0.0	22								3	3	3	0.0	-
Auchenblae	490	528	7.8	220	0	0	0	0	0	16	1	13	11	10	-9.1	1 hotel/pub closed
Benholm	17	17	0.0	7								1	1	1	0.0	-
Cammachmore	98	98	0.0	41								1	1	1	0.0	-
Catterline	115	115	0.0	48								5	4	4	0.0	-
Cookney	12	12	0.0	5	0	0	0	0	0	0	0	1	2	1	-50.0	1 church closed
Downies	82	82	0.0	34								NA	NA	NA	NA	-
Drumlithie *	348	350	0.7	146	0	0	0	0	0	1	0	6	7	6	-14.3	1 shop closed
Drumoak	666	817	22.7	340	0	0	1	0	23	39	8	9	9	8	-11.1	1 shop closed
Edzell Woods	346	346	0.0	144	30	0	0	0	0	0	0	NA	NA	NA	NA	-
Fettercairn	437	437	0.0	182	0	0	0	0	0	0	0	10	12	12	0.0	-
Findon *	132	132	0.0	55	0	0	0	0	0	0	4	1	1	1	0.0	-
Fordoun *	305	305	0.0	127	0	0	0	0	0	0	0	6	6	6	0.0	-
Gourdon	595	631	6.1	263	1	4	3	0	7	5	5	7	6	6	0.0	-
Inverbervie	2,007	2,053	2.3	855	0	3	0	4	15	0	9	34	33	30	-9.1	1 shop, 1 bank and 1 police station closed
Johnshaven	618	625	1.2	260	0	1	0	0	3	0	1	8	8	7	-12.5	1 GP surgery closed
Kinneff(Roadside of)	163	168	2.9	70		0	0	1	1	0	0	7	6	6	0.0	-
Kirkton of Durriss	46	46	0.0	19								NA	NA	NA	NA	-
Kirkton of Maryculter	48	62	30.3	26	0	0	0	0	1	5	1	6	6	6	0.0	-
Luthermuir *	312	312	0.0	130	0	0	0	0	0	0	0	5	5	5	0.0	-
Maryculter West *	19	19	0.0	8	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Marykirk	276	276	0.0	115	0	0	0	0	0	0	0	6	6	4	-33.3	1 post office closed, 1 shop closed
Marywell (incl. Checkbar) *	281	281	0.0	117	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Muchalls	290	314	8.3	131	0	0	0	0	0	10	0	4	4	3	-25.0	1 post office closed
Park	43	43	0.0	18								NA	NA	NA	NA	-
Portlethen Village	158	158	0.0	66								NA	NA	NA	NA	-
St Cyrus/Lochside	1,047	1,085	3.7	452	1	3	1	1	11	3	7	8	8	8	0.0	-
Stobhall *	53	65	22.6	27	0	0	0	5	0	0	0	NA	NA	NA	NA	-
West Cairnbeg	26	26	0.0	11	4	0	0	0	0	0	6	NA	NA	NA	NA	-
Woodlands of Durriss *	60	70	15.9	29	0	0	0	0	0	4	0	NA	NA	NA	NA	-

MARR AREA																
Main Settlements	2001 population census	2006 population estimate	2001 Number of Households	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007					
Banchory	6034	6593	2429	2753	68	41	31	78	94	46	57					
Huntly	4412	4353	2045	2061	2	3	5	0	1	6	33					
Aboyne	2202	2378	954	1012	15	21	18	3	3	6	4					
Alford	1925	2082	839	886	2	4	14	14	0	14	30					
Rural Service Centres	2002 population (ESTIMATED)	2006 population	ESTIMATED population change 2002-2006	2006 Number of Households	2001	2002	2003	2004	2005	2006	2007	Total services 1999	Total services 2002	Total services 2007	% change in total services 2002- 2007	Type of Service Closed/ Opened
Ballater	1,674	1,739	3.9	725	31	25	12	8	2	5	13	74	74	72	-2.7	3 more shops, 1 less bank, 1 less petrol station, 3 less
Ballogie *	43	50	16.8	21	0	3	2	1	0	0	0	2	2	2	0.0	-
Bellabeg	65	65	0.0	27								NA	NA	NA	NA	-
Bogniebrae *	22	22	0.0	9	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Braemar	489	491	0.5	205	1	0	1	0	0	0	3	38	37	35	-5.4	2 hotels/pubs closed
Bridge of Alford	50	67	33.5	28	0	0	0	7	0	0	0	1	1	1	0.0	-
Bridge of Canny East *	46	46	0.0	19	0	0	0	0	0	0	0	1	1	1	0.0	-
Bridgend of Gartly *	34	34	0.0	14	0	0	0	0	0	0	0	NA	NA	NA	NA	-
Cairnie	91	96	5.3	40	0	1	1	1	0	0	0	4	3	4	33.3	1 shop opened
Clatt *	70	70	0.0	29								3	3	3	0.0	-
Corgarff	17	17	0.0	7								4	4	4	0.0	-
Crathes *	84	89	5.7	37	0	0	0	0	0	2	0	7	6	5	-16.7	1 MOT closed
Dinnet	98	98	0.0	41	3	3	0	0	0	0	0	5	6	4	-33.3	1 petrol station, 1 church closed
Finzean Forest Road	36	36	0.0	15	0							NA	NA	NA	NA	-
Finzean Village (2 parts) *	108	122	13.4	51	0	0	0	4	1	1	0	4	5	5	0.0	-
Finzean Whitestone	29	29	0.0	12	0							NA	NA	NA	NA	-
Forgue (2 parts) *	58	58	0.0	24	0	0	0	0	0	0	0	8	7	6	-14.3	1 church closed
Gartly	120	120	0.0	50								4	2	2	0.0	-
Glass (2 parts) *	10	10	0.0	4								4	4	4	0.0	-
Glenkindie	43	43	0.0	18								6	4	4	0.0	-
Inchmarlo	267	341	27.9	142	0	0	5	26	0	0	13	NA	NA	NA	NA	-
Keig *	82	82	0.0	34	0	0	0	0	0	0	0	2	2	1	-50.0	1 church closed
Kennethmont *	149	149	0.0	62	0	0	0	0	0	0	1	5	5	4	-20.0	1 shop closed
Kennethmont Distillery	86	86	0.0	36								NA	NA	NA	NA	-
Kincardine O'Neil *	338	338	0.0	141	0	0	0	0	0	0	0	11	13	13	0.0	-
Kirkton of Tough	50	50	0.0	21								2	2	2	0.0	-
Largue	12	24	100.0	10	0	0	0	4	1	0	1	NA	NA	NA	NA	-
Logie Coldstone *	89	89	0.0	37	4	0	0	0	0	0	0	4	4	4	0.0	-
Lumphanan *	595	602	1.2	251	3	9	1	1	0	1	0	10	10	10	0.0	-
Lumsden	329	331	0.7	138	0	0	0	0	0	1	1	9	10	9	-10.0	1 shop closed
Montgarrie	158	158	0.0	66								3	3	2	-33.3	1 post office closed
Monymusk *	305	305	0.0	127	0	0	0	0	0	0	0	6	5	5	0.0	-
Muir of Fowlis *	77	77	0.0	32	0	0	0	0	0	0	1	1	0	0	0.0	-
Rhynie *	452	454	0.5	189	0	0	0	0	0	1	2	11	10	9	-10.0	1 shop closed
Roughpark	46	46	0.0	19								NA	NA	NA	NA	-
Ruthven	48	48	0.0	20								1	1	1	0.0	-
Strachan *	137	137	0.0	57	0	0	0	0	0	0	0	6	6	6	0.0	-
Strathdon	31	31	0.0	13								12	12	7	-41.7	1 bank, petrol station, police station, church and MOT garage closed

Tarland	538	552	2.7	230	4	3	4	1	0	1	3	23	20	16	-20.0	3 shops closed, 1 bank closed
Tillyfourie (1/2 Marr, 1/2 Garioch) *	26	26	0.0	11								NA	NA	NA	NA	-
Torphins	1,127	1,134	0.6	473	1	2	1	2	0	0	6	15	15	15	0.0	-
Towie	24	24	0.0	10								3	2	2	0.0	-
Whitehouse	31	31	0.0	13								1	1	1	0.0	-
Ythanwells *	12	12	0.0	5	0	0	0	0	0	0	0	1	0	0	0.0	-

Sources:

Census 2001

Aberdeenshire Council's Small Area Population Estimates and Forecasts, November 2007

ALP Settlement Address Count, June 2006 (all addresses within ALP settlement boundary x 2.4 (ave. HH size) rounded up).

Appendix E - Analysis of Housing Land Audits 2006-2008

Actual and Programmed Housing Completions in Aberdeenshire Settlements Based on HLA 2008*

	2006	2007	*Based on Draft 2009 HLA 2008*	% Change in proportion of housing built in remainder of area compared to main settlements
Banff and Buchan				
Remainder	16	16	18	
Main Settlements	142	95	75	
	11.3	16.8	24.0	12.7
Buchan				
Remainder	20	14	24	
Main Settlements	144	192	192	
	13.9	7.3	12.5	-1.4
Formartine				
Remainder	22	21	35	
Main Settlements	252	213	318	
	8.7	9.9	11.0	2.3
Garioch				
Remainder	15	14	24	
Main Settlements	525	543	358	
	2.9	2.6	6.7	3.8
Kincardine & Mearns				
Remainder	21	22	25	
Main Settlements	162	137	233	
	13.0	16.1	10.7	-2.2
Marr				
Remainder	37	21	25	
Main Settlements	130	194	212	
	28.5	10.8	11.8	-16.7
Aberdeenshire Total				
Remainder	131	108	151	
Main Settlements	1355	1374	1539	
	9.67	7.86	9.81	0.14