



PLANNING SUPPORTING STATEMENT



DEMOLITION OF REDUNDANT POULTRY BUILDINGS AND ERECTION OF TWO DWELLING HOUSES AT BURNSIDE POULTRY UNIT, LITTLE CLINTERTY, KINELLAR

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1.0 INTRODUCTION

- 1.1 This Planning Supporting Statement has been prepared by Ryden Property Consultants on behalf of our client, Mr G Buchan and is submitted in support of an application for Full Planning Permission for the erection of two dwelling houses to replace a redundant building and ancillary structures associated with a former agricultural use established at Burnside Poultry Unit, Little Clinterty, Kinellar, Aberdeen.
- 1.2 The report has been prepared in accordance with previous advice and discussions provided by Aberdeen City Council's Planning Team Leader, Mr Kristian Smith and Roads Development Officer, Gregor Whyte in response to pre-application enquires submitted by Ryden and Annie Kenyon Architects, investigating the development potential of the site. Copies of the correspondence can be found attached as Appendix 1 of this report.
- 1.3 The enquiry confirmed that the site and buildings/structures associated with the former poultry unit were no longer fit for purpose and redundant of their former agricultural use. Given the deteriorating condition of the buildings which detract from the character and rural setting of the Greenbelt, the enquiry confirmed the client's intention to explore the possibility of removing the existing buildings and replacing them with a sympathetic development of two dwelling houses. Previously adopted Aberdeen Local Development Plan 2012 Policy NE2 – Greenbelt was acknowledged, as was the requirement for a robust planning justification to warrant a departure from the policy should an application be brought forward.
- 1.4 In the Council's subsequent email response dated 12th August 2016, Mr Smith acknowledged the principle in determination of such an application would fall to the weight which could be attached to "*material considerations associated to dealing with the extant situation on site*". It also acknowledged the potential for enabling development to fund an "*environmental improvement*" of something which is causing a blight in the Greenbelt. Comparisons

were drawn from a consent granted under Ref: 141627 at the nearby Mill, Clinterty, where the principle of redeveloping former mill buildings with four new houses was accepted on the basis of the housing cross-funding the demolition and remediation costs incurred from removal of the building. Mr Smith concluded that the principle of development could not be established until such time as additional information was available for consideration, which could quantify the level of remediation and associated costs.

- 1.5 In response to the generally receptive response as outlined above, an application was progressed for the site in late 2016, proposing a similar redevelopment of the site for two houses under planning ref 161777/DPP. A substantial level of supporting information was submitted to demonstrate that the site was redundant, the asbestos containing buildings were in a state of continued deterioration and independent environmental evidence confirmed on-site contamination that would generate significant associated costs to remediate. In addition, a robust financial appraisal was submitted supporting the requirement to cross fund the removal of the buildings and environmental clean-up of the site through the construction of the two dwellings in a similar vain to the accepted approach at The Mill under Planning Ref: 141627.
- 1.6 Despite the compelling evidence put forward, disappointingly the application was refused under the Council's delegated powers by the appointed Case Officer, Mr Robert Forbes. The reasons for refusal focussed on the perceived principle of development being contrary to Greenbelt Policy, which could set an undesirable precedent, as well as concerns over design and transport issues. Unfortunately, there was no contact from the Case Officer to highlight these concerns, prior to the application being determined.
- 1.7 Accordingly, following the unexpected receipt of the planning refusal notice, a meeting was quickly arranged with the Case Officer which took place on 13th February 2017 to discuss the reasoning behind the decision. In addition to the principal Greenbelt Policy, suggestions were put forward in respect of revisions to the design and further clarification regarding sustainable modes of accessibility to the site.

1.8 This Planning Statement supports a slightly revised application from the proposals sought under Ref 161777/DPP, which seeks to address the concerns raised by the Case Officer. It provides a detailed description of the context of the site and the development proposed. In addition, it considers the national and local planning policy context applicable to the assessment of the proposal and provides a robust supporting justification for the development to proceed in line with these policies and other relevant material considerations. It also seeks to address ACC's reasons for refusal relating to the decision notice for ref 161777/DPP.

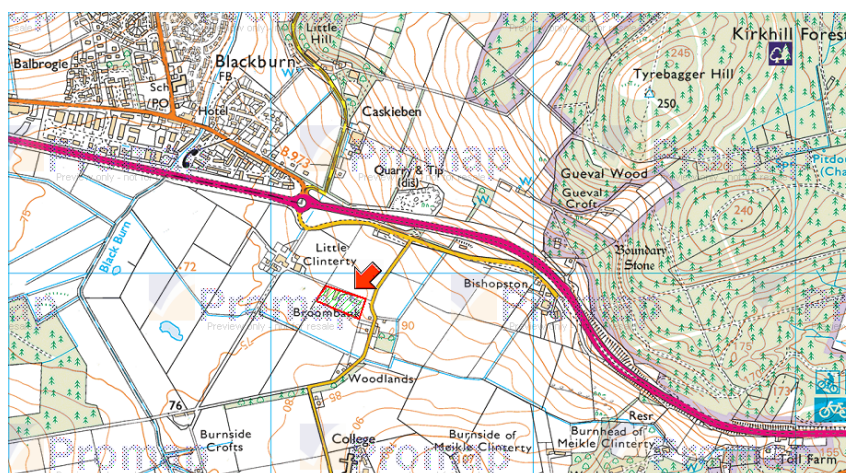
1.9 This Planning Statement should not be read in isolation, but should be read in conjunction with the planning application drawings prepared by the client's appointed architect, Annie Kenyon Architects, as well as the following additional supporting documents:

- Structural Inspection Report (Cameron & Ross)
- Bat Survey (Black Hill Ecology)
- Drainage Statement (S.A. McGregor)
- Design Statement (Annie Kenyon Architects)
- Sustainability Report (Annie Kenyon Architects)
- Asbestos Report 2007 (Ethos Environmental)
- Asbestos Report 2016 (Ethos Environmental)
- Contaminated Land Report (Ethos Environmental)
- Feasibility Study (Walter Michie Poultry Consultant)
- Financial Costings Appraisal (WSD Scotland)
- Quotation for Re-roofing Existing Shed (SG Cladding)

2.0 SITE DESCRIPTION AND PROPOSAL

- 2.1 The application site, extending to approximately 1.25 hectares and comprising a former poultry unit, is located at Little Clinterty on the north western outskirts of Aberdeen. The site lies to the south east of Blackburn on the opposing side of the A96, approximately 12km from Aberdeen City Centre and 4km from Dyce. Access off the A96 to the site is achieved from the southern arm of the Blackburn roundabout junction and via a private track through Little Clinterty Farm (see location plan below).

(Figure 1: Site Location Plan)



- 2.2 The site comprises a former agricultural shed, associated with the historic poultry enterprise at Burnside, a further shed and glasshouse, as well as remnants of two further buildings which have largely been removed from the site. The existing main shed is constructed primarily from timber weatherboards, with an asbestos roof and concrete floor. Whilst the building is relatively intact, it has experienced a degree of decay and is currently disused. An agricultural feed hopper is situated to the immediate west of the main shed in addition to below-ground footings and demolished rubble associated with a former poultry building adjacent to the western boundary. To the eastern portion of the site lies foundations of a former glasshouse structure as well as an adjoining derelict garden shed constructed in concrete blockwork and asbestos.

(Figure 2: Aerial View of Existing and Former Buildings/ Structures at Site)



- 2.3 The site is relatively level and benefits from open aspects to the north and south, characterised by the surrounding agricultural land which slopes gently down towards the site when approaching from the north. Two dwelling houses and a number of farm buildings are located to the north west at Little Clinterty. To the immediate south east lies a neighbouring cluster of four established residential properties of a fairly traditional style and finish, set within generous plots. A number of existing mature lodge-pole pine trees are located along the northern-eastern boundary of Broombank Cottage which offer a degree of screening from Clinterty Road.
- 2.4 The surrounding area is relatively rural in character, typified by a gently undulating agricultural landscape, with small pockets of housing and farm buildings located sporadically throughout.
- 2.5 As highlighted the site is completely redundant of its former agricultural use as a poultry unit. As such, some of the associated buildings and structures that once occupied the site have been demolished and those which still remain are dilapidated and no longer fit for purpose. Given the age and presence of hazardous asbestos materials found both within the existing buildings and spread across the site due to contamination associated with the previous down takings, the client has sought to explore a suitable means to remove the remaining structures and remediate the site. A more detailed account of the structural condition of the buildings and contamination of the site is provided within the associated supporting documents submitted as part of this application. These are discussed in greater detail under Section 5 below.

- 2.6 The proposal is for the demolition and removal of the existing redundant buildings and clearing the remnants of any former structures from the site. This would allow the site to be sympathetically redeveloped for two detached houses, which would be of a high quality design and finish, complementing the rural character of the surrounding locale and designated greenbelt, as well as the established built fabric of the neighbouring residential properties.
- 2.7 The first of the proposed new house plots, identified as 'Plot 1' on Annie Kenyon Architects Drawing No. P-02, would be positioned to the north eastern corner of the site, allowing for the erection of a 1 ½ storey property with integral garage and formation of an associated domestic curtilage. The proposed dwelling at Plot 1 seeks to replicate a similar linear layout across and east – west axis as the former glasshouse and would be partially located over its footprint. The second property, 'Plot 2', would be positioned to the north western corner of the site, adopting an identical design as Plot 1, set partially on the footprint of the existing poultry shed. A detailed critique of design is provided within Annie Kenyon Architect's supporting Design Statement and also summarised within Section 5 below.
- 2.8 Following appropriate site remediation measures and removal of existing structures and rubble, the remaining land out with the house plot areas will be top-soiled and reseeded to ensure it is brought back into appropriate use for pasture and grazing.

3.0 PLANNING POLICY CONTEXT

Aberdeen City & Shire Strategic Development Plan 2014

- 3.1 The strategic policy context for the North East region of Scotland is laid out in the Strategic Development Plan (SDP), approved by Scottish Ministers in March 2014. This document sets out a spatial strategy for the area with a clear direction for its development in the period to 2035. It details population growth targets and the subsequent development required to provide for and sustain a high quality of life for residents of the City and Shire in the context of housing and employment.
- 3.2 The application site at Burnside Poultry Unit lies within the Aberdeen City Strategic Growth Area (SGA) as stipulated by the SDP and as such is expected to maximise development potential in order to deliver sustainable communities whilst supporting associated infrastructure and making efficient use of the local transport network.
- 3.3 In order to sufficiently accommodate a rising population, the Aberdeen City SGA is required to provide 50% of all homes in the region up to 2035 equating to 31,500 houses. Land brought forward for such development must be used efficiently and development on brownfield sites is required to deliver 10,500 homes over the next 20 years.
- 3.4 The SDP recognises the important role the Greenbelt has in protecting the character and landscape setting of the city, whilst at the same time promoting a degree of flexibility, in recognition that it, *“will need to change to meet the growth this plan seeks to achieve.”* In that regard the Greenbelt should, *“guide development to appropriate places while protecting the most important areas”*.

Aberdeen Local Development Plan 2017

- 3.5 Aberdeen City Council adopted its second Local Development Plan (LDP) on 20th January 2017, which replaces the previous Aberdeen Local Development Plan 2012. The LDP sets out how the Council aim to work towards their vision for Aberdeen. It allocates land to meet the City's development needs to 2026 and beyond and it sets out the related planning policies to be applied in promoting the growth of Aberdeen over this period.
- 3.6 As promoted at national and strategic levels, the LDP recognises that *'redevelopment of previously used sites makes a significant contribution to the overall sustainability aims of the Plan'* and can *'bring land and buildings back into effective use and remediate contamination.'* Whilst the strategy and associated list of sites focuses on urban brownfield land, the LDP recognises that *'the list of brownfield sites is not exhaustive'* and *'the city needs to expand beyond its existing developed edges'* to maintain and strengthen housing and employment opportunities and attract investment.
- 3.7 The site is located towards the north western limits of Aberdeen City Council's boundary, within an established rural area designated as Greenbelt. As such, the principal policy consideration relates to **Policy NE2- Green Belt** of the extant LDP. The Policy seeks to maintain the identity of the Greenbelt by preventing development other than for the purposes of those essential to agricultural, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction/restoration or landscape renewal. A number of exceptions do however apply:
- a) *The development is within the boundary of the existing activity;*
 - b) *The development is small-scale;*
 - c) *The intensity of activity is not significantly increased;*
 - d) *Any proposed built construction is ancillary to what already exists.*

- 3.8 It is acknowledged that the proposed development does not neatly fit into the requirements of the above policy criteria, as it is not associated with the defined agricultural/forestry/recreational uses outlined above. However, the site was previously utilised for agricultural purposes for poultry rearing and the associated buildings are no longer utilised for those purposes. The development is contained within the established boundary of said previous use and the erection of two dwellings is certainly small scale. In addition, the proposal will remove a redundant, dilapidated building and former structures, as well as undertake a costly clean-up of a contaminated site associated with the intensive former poultry use. The proposed dwellings would be of a high quality design and scale and contribute to an overall visual improvement to the run-down buildings and structures which are of no architectural merit and serve to detract from the qualities of the Greenbelt.
- 3.9 **Policy I1 – Infrastructure Delivery & Developer Contributions** addresses the infrastructure requirements that are needed to support new development. Supplementary guidance provides applicants with details of the levels of contributions sought from different types of development.
- 3.10 **Policy D1- Architecture and Place-making** promotes quality design in all new developments to ensure the city retains and enhances its unique identity for future generations. Quality of design is judged by a series of factors to ensure a consistency of approach in assessing a scheme's contribution to the city's built environment.
- 3.11 In the interests of sustainable economic growth, **Policy T3-Sustainable and Active Travel** encourages development that reduces reliance on the private car and utilises existing public transport provision. This policy also asks that new development enhances permeability and access to, and movement within and between, new and existing developments prioritising walking, cycling and public transport.

- 3.12 **Policy D2 – Landscape** recognises the importance natural topography and landscape play in Aberdeen’s unique landscape setting. Development should avoid creating any significant adverse impacts to the existing landscape qualities. High quality development sought through planning applications for new development must include a landscape strategy and management plan incorporating hard and soft landscaping design specifications.
- 3.13 Land which has the potential to be degraded or contaminated will require site investigations and risk assessments to identify potential risk to the environment or health and safety. **Policy R2 – Degraded and Contaminated Land** requires remediation to be carried out to a level suitable for the proposed new use.
- 3.14 Policy R2 also stipulates, ***“The significance of the benefits of remediating a contaminated site, and the viability of funding this, will be taken into account when considering proposals for the alternative use of such sites.”*** This new policy provision would pose significant material weight in the consideration of this application, which proposes the erection of two dwelling houses to cross-fund the removal of degraded buildings and effective remediation of a contaminated site. In that respect, the application should be considered alongside the substantial volume of documentation submitted in support of the application, including a Structural Survey confirming the existing building is no longer fit for purpose, as well as detailed environmental and financial costing reports detailing the extent of contamination and estimated costs to remediate the site.

4.0 MATERIAL CONSIDERATIONS

Scottish Planning Policy 2014 (SPP)

4.1 **Scottish Planning Policy**, published in conjunction with NPF3, advises that planning should *‘...take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources’*. It promotes sustainability and place making as principal policies in order to achieve four planning outcomes with the objective of Scotland becoming a *‘successful, sustainable place; a low carbon place; a natural resilient place; and, a connected place’* as set out by the NPF3.

4.2 The overarching purpose of planning, as recognised by SPP, is to create better places. This should be achieved by the planning system supporting economic growth through the creation of well-designed, sustainable places and environments. A greater emphasis is placed on the planning system directing the *‘right development to the right place’* through adopting a *‘design-led approach’* to ensure the creation of *‘high quality places’*. Its policy principles advise *‘using land within or adjacent to settlements for a mix of uses,’* in addition to *‘considering the re-use or re-development of brownfield land before new development takes place on greenfield sites’*.

The Mill, Clinterty - Planning Application Ref 141627

4.3 This application proposed the demolition of former mill buildings and redevelopment of the site for 4 new dwelling houses located approximately 1.2km from the Burnside Poultry Unit site. Situated within the defined greenbelt, the application was supported by the Planning Service as a slight departure from LDP Policy NE2 – Greenbelt on the basis of material considerations brought forward within supporting information. This took the form of a financial appraisal, which concluded that the costs associated with demolition of the buildings and site remediation would require an “enabling” development of four housing units to cross fund and make the work economically viable.

- 4.4 In granting permission at The Mill, the Planning Service placed significant weight on additional 'sustainability' factors associated with regeneration of a degraded brownfield site and the enhancement of biodiversity value and improvement to the visual characteristics of the site. This approved development shares many common aspects to that proposed under the current application for Burnside Poultry Unit in relation to the economic viability of regenerating a contaminated brownfield site and removal of unsightly buildings. It should therefore be considered a significant material consideration in the assessment of this application as it demonstrates a similar precedent for an appropriate redevelopment of brownfield land, where the overriding benefits can be considered to outweigh LDP Greenbelt Policy.
- 4.5 Furthermore, the condition of the site and continued deterioration of the existing buildings and structures at Burnside Poultry Unit are more visible than those located at The Mill, which benefit from significant screening. This is particularly evident on approach to the site from the north. Therefore the proposed removal of these structures, remediation of the site and erection of two high quality and energy efficient dwelling houses would offer a significant visual improvement to the current situation and allow a redundant site to be brought 'back into effective use' as advocated at both National and Local Planning Policy levels.
- 4.6 The Burnside Poultry Unit site is located closer to the A96 and associated bus stops / public transport links, from the four approved houses at The Mill under ref 141627, therefore previous reasons for refusal based upon lack of compliance with policies T2 and T3 are strongly contested.

5.0 JUSTIFICATION

5.1 Section 25 of the Town & Country Planning (Scotland) Act 1997 states that all planning decisions by local authorities should be made in accordance with the extant development plan unless material considerations indicate otherwise. Within the extant Aberdeen Local Development Plan (LDP), the site is located within the defined Greenbelt, encompassing redundant land and structures associated with a former poultry unit.

5.2 As highlighted in section 1 above, pre-application advice was sought from the Planning Service's Team Leader in respect of redeveloping the site for two dwellings. The Officer acknowledged that the potential for enabling development to fund an "*environmental improvement*" of something which is causing a blight in the Greenbelt had previously been considered in respect of a nearby site at 'The Mill', Clinterty (ref 141627). Any proposal brought forward would require a sufficient planning justification, supplemented by appropriate costings etc., before the principle of such an approach could be accepted.

5.3 In light of this, the client commissioned a number of detailed site investigations and surveys to identify the following:

- The structural integrity of the former poultry shed and suitability for reuse;
- The levels of contamination at the site;
- Costs associated with demolition, clearing and remediation of the site; and
- Development appraisal reflecting overall costs against likely yields achieved through sale of two dwellings.

5.4 The above information, undertaken by appropriately qualified professionals was submitted as part of a previous application for two houses on the site under planning ref 161777/DPP. Despite setting out a compelling case for the Planning Service to approve the proposed sympathetic redevelopment of the site for two new residential properties, without forewarning the application was refused, with reasons for refusal relating to:

- Green belt Policy
- Transport / Sustainability
- Design
- Precedent

- 5.5 Following the receipt of the refusal notice, discussions took place with the case officer in respect of the decision and reasons for refusal. Much of this centred on the precedent set by the Mill and why greater material weight had not been placed on the information submitted in support of the application, which clearly set out the requirement for cross-funding to undertake contamination clean-up costs and site remediation measures. The discussion also focused on the approval of the application at The Mill ref 141627 as a comparative example of how Greenbelt policy had been relaxed to allow for an environmental improvement to be made to that site.
- 5.6 The case officer concluded that in the above case, greater emphasis had been placed on the larger scale of buildings which were to be removed from the site as the only reason why that had gained the council's support.
- 5.7 Transport and design were also discussed and it was highlighted the site was closer to the A96 and associated bus stops / sustainable transport nodes than the four houses approved at the Mill. In addition, the Case Officer intimated that design concerns were only in relation to previous plot 2. Should a design be brought forward similar to plot 1, this would likely alleviate any issues based on layout and design.
- 5.8 Accordingly, much of the following sections present a similar argument to that set out within the Planning Statement submitted in support of the previously refused application, however additional justification and clarification has been included to address the reasons for refusal.

Principle of Development

- 5.9 As discussed above, the site is situated on the outer fringes of Aberdeen City Council's administrative boundary and within the defined Greenbelt. The LDP applies stringent policy guidelines under NE2 - Greenbelt regarding the type of development deemed to be appropriate in the Greenbelt, focusing primarily on agricultural, woodland/forestry and recreational uses appropriate to the countryside. Whilst the proposal does not propose a use which strictly fits with the above, there are substantial material considerations which would outweigh the principal policy position of the LDP.
- 5.10 The application has been supplemented by a suite of information (as set out in paragraph 1.9 above) which provides a detailed account of the structural condition of the existing shed, the extent of contamination across the site, associated demolition and remediation costs, as well as costs associated with retention and refurbishment of the existing poultry building. The site ceased poultry farming operations in 1993 and since then has lain redundant of any agricultural operations. The remaining poultry shed has fallen into disuse and all other structures have either been partially removed or fallen into a state of dilapidation. As highlighted within the Michie Report commissioned in 2005, the site is too small, and the existing buildings were even at that time considered to be in a state of disrepair. It concludes that the site is no longer economically viable for poultry production.
- 5.11 The Structural Survey undertaken by Cameron & Ross highlights the building is in excess of 50 years old and due to continuing deterioration requires substantial repair works. Given its age and condition, the building is no longer fit for modern agricultural practices and would be uneconomical to repair. Additionally, a previous Asbestos Survey carried out by Ethos Environmental in December 2007, provides a section by section analysis of the condition of the external roof sheets of the existing poultry building. It highlights approximately 50% of the roof covering was cracked and in a poor condition. The condition of the building will have no doubt suffered further deterioration in the 9 year intervening period since the Asbestos Report was carried out.

- 5.12 As evidenced in the associated 2016 reports prepared by Ethos Environmental, the remaining shed contains a substantial degree of asbestos containing materials that will require to be carefully removed prior to any demolition. Furthermore, the Environmental Investigations have determined extensive contamination of surface and sub-surface ground associated with both existing and previously demolished agricultural buildings at the site.
- 5.13 Further investigation of the costs associated with removal of the buildings and remediation of the site have confirmed this would involve substantial sums of money. Additionally a confidential report on costings relating to repairing the roof of the existing shed has been prepared in response to Robert Forbes's suggestion it could be "easily repaired". As evidenced, significant additional costs would also be incurred in replacing purlins and in repairing/strengthening the bowed trusses. To invest such sums either to return the piece of land back to agriculture or repair a redundant building which has no prospect of ever being utilised again for its original purpose, would be neither reasonable nor financially viable for my client.
- 5.14 Accordingly, my client has sought to explore a sympathetic new use for the site that could be justified financially. Having explored the similar circumstances at The Mill (ref 141627), where 4 houses were approved in the greenbelt to cross fund the demolition and removal of redundant buildings, my client undertook a similar exercise, expecting the Council to adopt a consistent approach, based on the overwhelming supporting information which would constitute a similar small departure from Greenbelt Policy. Given the immediate neighbouring land use comprises an established cluster of residential properties, the development of two new dwelling houses was deemed to be the most appropriate and viable option for the site.

- 5.15 A robust assessment of financial feasibility has been undertaken by WSD Scotland as qualified Quantity Surveyors in support of the development proposal, which provides an intricate breakdown of the costs associated with demolishing the existing buildings and structures and redeveloping the site for new residential use. This indicates the total revenue achieved from the development, measured against the associated costs, as well as a modest residual gross profit as is expected from such a commercial undertaking. It demonstrates a financially viable option for my client to redevelop the site which should be given significant material weight to set aside the provisions of extant LDP Policy NE2 – Greenbelt. My client is happy for the financial appraisal to be forwarded to the Council's in-house Asset Management Team for further scrutiny, which does not appear to have taken place as part of the assessment of the previous application.
- 5.16 Additionally, the proposals are wholly compliant with PLDP Policy R2 - Degraded and Contaminated Land. The significant benefits of removing unsightly buildings and structures from the greenbelt and pursuit of a financially viable means of remediating a contaminated and currently useless site should be taken into account when considering proposals for the alternative use of such sites. The proposals represent an inherently sustainable and superior alternative to the site remaining in its current condition.
- 5.17 If left in its current state, the site will continue to deteriorate and detract from the character and quality associated with the Greenbelt locale. The site has no reasonable prospect of being reused or restored for agricultural or forestry purposes typical to the greenbelt given the significant costs involved, lack of financial viability and restricted size of the site, as highlighted in the Mitchie Report.

- 5.18 Advice provided by Morris Senior, Demolition Contractors stipulated that, in the event of poultry shed roof collapsing, any resultant asbestos debris falling to the ground will be classified as asbestos waste. Such asbestos waste would not be accepted by local licensed landfill sites. The nearest licenced landfill site which will accept such waste is located at Stirling. As the poultry shed is visibly sagging and the Ethos Report of 2007 has indicated the perilous state of the external roofing sheets, the possibility of the roof collapsing would entail significantly higher disposal costs for my client.
- 5.19 The proposed development allows for an economically viable means to carry out demolition and remediation through cross funding from a sympathetic development of two properties. In view of the forgoing, the principle of the development should be deemed acceptable by the Planning Service as the proposal advocates the redevelopment of brownfield land in accordance with the spirit of SPP, SDP and LDP Policy.

Design and Layout

- 5.20 Our client has appointed Annie Kenyon Architects to design two new dwelling houses that respond to everyday living requirements and adopt the very highest standards of design and energy efficiency, worthy of the site's associated sensitivities. The proposed house designs offer a contemporary take on more traditional North East rural vernacular.
- 5.21 The proposed dwellings will be entirely sympathetic to both the established surrounding residential properties immediately adjacent to the site, as well as respecting the agricultural heritage of the site and associated farm buildings which operated there in the past. In that regard, a simplistic architectural form as well as a traditional palette of materials, including larch cladding, wet harling and corrugated sheeting are proposed, which are typical of materials found in rural architecture and thus sympathetic to the existing context of the site.

- 5.22 A full critique of design is contained within the Design Statement prepared by Annie Kenyon Architects submitted in support of this application. It should also be noted that the proposed housetype at plot 2 has been amended to reflect the same layout and design to that promoted at plot 1. This is in direct response to concerns raised within the previous application and discussion with the case officer in respect of scale and massing previously proposed for plot 2.
- 5.23 Substantial glazing is also proposed on the south elevations of the two properties to capitalise on solar gain opportunities, in addition to benefiting from the setting and excellent views offered out to the surrounding landscape. A Sustainability Report has been prepared by Annie Kenyon Architects which provides further details on the measures incorporated into the site layout, design and proposed low carbon technologies to be considered within the proposed development. The proposal is therefore submitted in accordance with LDP Policy D1 – Architecture and Placemaking and Policy R7 – Low and Zero Carbon Buildings and Water Efficiency and supplementary guidance on low and zero carbon developments.
- 5.24 Given the relatively rural setting that will be afforded to the proposed two properties by existing trees and proposed landscaping, there will be no negative impact to the amenity of surrounding residential properties. Furthermore, the proposed properties will benefit from appropriately sized plots, private amenity space and front onto the existing private access track in accordance with LDP Policy D2.
- 5.25 The redevelopment of the site will bring significant benefits to the surrounding landscape through the removal of redundant and deteriorating structures and replacement with a well-balanced residential development, as well as restoration and retention of pasture land, which respects the rural landscape and improves the visual setting of the site in accordance with LDP Policy D6.

Drainage

- 5.26 The site is not currently served by a public sewer, therefore the proposed properties will be serviced by a private drainage system by way of foul and surface water soakaways. An independent drainage report by S. A. McGregor confirms that the ground conditions are suitable and that appropriately designed soakaways will be effective in all weather conditions and would not present a risk to local water supplies and ground water, surrounding amenity or public health. The site is not located within any floodplain nor will it increase flood risk to the surrounding area.
- 5.27 The proposal is therefore entirely in line with LDP Policy NE6 – Flooding, Drainage and Water Quality. This policy sets out clear provision for the use of private systems for individual properties in the event that an area is not served by a public sewer, as is the case with the proposed site.

Access & Connectivity

- 5.28 The site is situated within a rural locale, therefore car use cannot be completely discounted from the development. Opportunities do however exist for access into the wider countryside by walking and cycling. Whilst outwith the 400m walking distance to a bus stop as stipulated in PAN 75 – Planning for Transport, which typically relates to standards within urban areas, there does remain the opportunity to access an established and widely utilised bus route on the A96(T) to the north. There is an existing public footpath running directly from Clinterty Roundabout through Little Clinterty farm towards Westhill, which can be readily accessed from the site.
- 5.29 A short walk of approximately 0.9Km can be made from the site along Clinterty Road to the north towards Bishopton Farm, where a lit underpass provides safe pedestrian access onto the opposite side of the A96 to an existing bus stop for services into Aberdeen. Additionally, there is an existing pedestrian footpath leading onto the nearside of the A96 providing direct access to a bus stop for services to Inverurie and beyond to Inverness. These are established, safe and widely utilised sustainable alternative transport routes to the private car. The distances involved are perfectly acceptable and within the realms of Planning Advice

Note (PAN) 75 - Planning for Transport, which details "a maximum threshold of 1600m for walking is broadly in line with observed travel behaviour". Following the imminent completion and opening of the AWPR, vehicle movements are likely to be significantly lessened on Clinterty Road due to a reduction in "rat-running" between Dyce and Westhill.

(Figure 3: Pedestrian Underpass at A96 adjacent to Bishopton)



- 5.30 A paved footpath beginning at Roadside Cottage, running past Little Clinterty Farmyard, crosses the A96 via a pedestrian crossing island adjacent to the roundabout. Traffic speeds approaching and exiting the roundabout on either carriageway will generally be much slower due to vehicle deceleration on approach to the junction. The footpath continues into Blackburn where there are a number of established amenities and public transport options. Additionally, a new Park and Choose facility has recently opened at Dyce Drive, approximately 4km from the site. This offers a further sustainable transport option rather than travelling by car into the city.
- 5.31 Furthermore, early pre-application dialogue with ACC's Roads Development Team on 9th March 2016, confirmed that the unadopted track serving Burnside Poultry Unit and Little Clinterty Farm, which meets Clinterty Road, is an established access that will require minor surface improvements. The Roads Officer also confirmed that "*in principle the access would be acceptable for the development you have in mind*", when discussing the potential for two residential units (Appendix 1). No objection was raised by the Roads Development Team to the previous application for the site

ref 161777/DPP. When considering the wider sustainability benefits brought about through this rural brownfield development and proposed remediation strategy, the proposals accord with the spirit of LDP Policy T2 – Managing the Transport Impact of Development and T3 – Sustainable and Active Travel.

Ecology

5.32 As the proposals would involve the demolition of an existing building, a Bat Survey was commissioned to ascertain whether there was any presence of bats or their roosts within the disused poultry shed. Accordingly, evening emergence and dawn return surveys were carried out by Back Hill Ecology. No evidence of bats were seen utilising the building as a roost, therefore no impact would be posed to a protected species or any associated mitigation required. The proposals therefore accord with Policy NE8- Natural Heritage of the extant LDP.

5.33 The site is redundant and contains a number of disused buildings, foundations and areas of hardstanding. The proposed house plots will be sited within the footprint of the buildings once they have been demolished and removed from the site. The remaining redundant brownfield land will be remediated and returned to nature, which presents an ecological and environmental improvement offering better connectivity for species and benefiting the visual setting of the greenbelt.

Trees

5.34 In respect of trees, the proposals seek to retain existing trees on site as a landscape feature. In addition, a robust new scheme of planting along the northern, eastern and western boundaries is proposed, incorporating native species. The client would also be happy to have a condition ensuring protection of existing trees during construction and an appropriate maintenance plan to ensure the retention of newly planted trees in perpetuity. The only trees marked for removal are a number of non-native Leylandii hedges and one self-seeded ash tree located on the footprint of Plot 1 currently occupying part of the site. The proposals therefore meet the requirements of Policy NE5- Trees and Woodlands of the adopted LDP.

6.0 CONCLUSION

- 6.1 The proposed development is submitted in accordance with the overarching principles of sustainability advocated through National, Regional and Local Development Plan Policies. The preceding arguments demonstrate that the proposal to demolish the existing redundant and dilapidated buildings and structures associated with the former agricultural poultry use and replace them with two dwellinghouses, incorporating the highest standards of design and energy efficiency is entirely in keeping with the spirit of promoting rural brownfield development, as encouraged both by SPP, SDP and the adopted Aberdeen Local Development Plan.
- 6.2 The existing buildings and structures on site have been demonstrated to be no longer fit for purpose. The remaining poultry shed is constructed in timber weather boarding and deteriorating asbestos, which requires to be safely removed in its entirety from the site. In addition, asbestos materials are evidently spread across the site causing widespread contamination. The costs to demolish and remove the buildings and remediate the site are not economically viable without pursuing an appropriate means of cross-funding through redevelopment of the site for a new residential use.
- 6.3 The proposed dwellinghouses will serve to aesthetically enhance both the site and the sensitive character of the designated Greenbelt, by incorporating a high standard of contemporary design and a traditional palette of materials to compliment the immediately adjacent residential properties. The proposed layout presents no impact to neighbouring amenity and has been sensitively sited to ensure that there would be no associated detriment to the character of the surrounding landscape.

- 6.4 Whilst it is acknowledged that the proposal does not fit neatly with existing policy in respect of preferred uses within the Greenbelt, it has been satisfactorily demonstrated that there are significant material considerations in this instance that would warrant a slight departure from said Policy NE2 - Greenbelt. This reflects a clear established precedent set by approval of four dwellinghouses at The Mill, Clinterty (Ref: 141627). Furthermore the proposal embraces wider aspects of sustainability, regeneration and environmental improvement of redundant land. The site can be safely accessed and is in close proximity to sustainable transport modes. The proposed dwellings have been sensitively designed to improve the visual appearance of the site and sensitive characteristics of the Greenbelt. In view of the foregoing, it is respectfully requested that the application be approved.

Appendix 1



Michael Lorimer <michael.lorimer@ryden.co.uk>

Burnside Poultry Units, Little Clinterty, Kinellar

1 message

11 July 2016 at 12:12

Michael Lorimer <michael.lorimer@ryden.co.uk>
To: Kristian Smith <krismith@aberdeencity.gov.uk>
Cc: Rachael Walker <rachael@akenyonarchitects.com>

Good afternoon Kristian

I hope you are well?

I've been asked by my clients and their appointed architects to forward you the attached indicative drawings relating to a proposal for the small-scale redevelopment of two redundant poultry sheds at the above site. The site has lain derelict for quite a number of years and the existing buildings are no longer capable of modern farming practice, therefore my client has sought to explore the possibility of redevelopment of the site for two new dwelling houses.

Whilst I appreciate the site is located in the Greenbelt and doesn't fit neatly into current LDP Greenbelt Policy, wider policy principles contained within the SDP and SPP do promote the redevelopment of brownfield land. I also note a recent nearby example at The Mill, Clinterty (P141627), whereby delegated approval was granted by the City Council for the demolition of redundant agricultural buildings and the erection of 4 new dwellings. The assessment of that application focused on these brownfield principles, sustainable development and promoting high quality design.

The intention with the proposed site at Burnside would very much seek to follow the same principles as those adopted for the site at the Mill. Promoting the highest standards of design to regenerate a redundant site and buildings through a sustainable new development of two energy efficient dwellings, thus improving the overall visual appearance of the site and wider character of the Greenbelt.

I'd ask that you give the attached plans some initial pre-application consideration and get back to me with any comments you may have please as these would be most welcome at this stage. I understand perusal of any such application will require a robust planing justification and design statement, however any further pre-application advice would be greatly appreciated.

Look forward to hearing back from you once you have had the chance to consider.

Kind regards

Michael

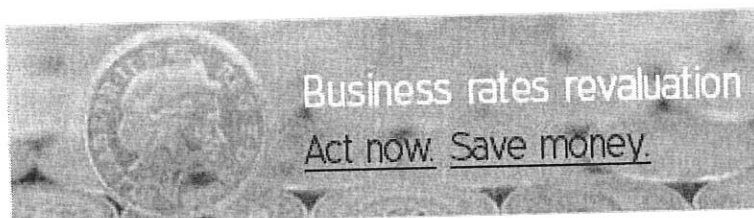
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Michael Lorimer <michael.lorimer@ryden.co.uk>

RE: Burnside Poultry Units, Little Clinterty, Kinellar

1 message

Kristian Smith <KriSmith@aberdeencity.gov.uk>
To: Michael Lorimer <michael.lorimer@ryden.co.uk>
Cc: Rachael Walker <rachael@akenyonarchitects.com>

12 August 2016 at 12:25

Michael,

Firstly apologies for the delay in responding, this lies with me during the busy summer period – and my taking of a summer holiday.

Anyway, the site is one I am vaguely aware of – the (I assume) client and subsequently ak|a having mentioned it around the time of the Mill, Clinterty (Ref: 141627) decision at the end of 2015. I don't know the context of the site or what is there however.

As you will appreciate the issue here is the material considerations associated to dealing with the extant situation on site. Essentially that in order to deal with something which is a blight in the greenbelt that enabling development is required to fund that 'environmental' improvement. As such at this point in time the quantum or detail of development is not particularly relevant, as the principle first needs to be established and should then lead on towards that quantum and detail. In effect the enabling development should be reflective of the costs of 'remediation'. In the case of the Mill/ 141627, there was a detailed planning justification which was informed and supplemented by a detailed QS report (which went through various iterations as a result of third party assessment by our in-house Asset Management surveyors) – which led to the acceptance of the principle. In terms of the design detail, details were submitted in an indicative form, but quality was to be ensured through the wording of conditions and attachment of informative notes and the Report of handling, which made clear what was expected and would be acceptable at MSC stage.

So drawing all that together, until such time as there is more detail on the context and a supporting assessment of the need for remediation and cost of doing so, it is not really appropriate to look at the detail of a development scheme. Once we have accepted the principle, we can then expand the parameters.

I hope this helps, and I would again refer you to the 141627 decision and background info for guidance on how you could progress.

We can then discuss further.

Regards

Kristian Smith

Team Leader (Development Management North)

Hi Rachel,

The unadopted track serving Burnside Poultry units and Little Clinterty Farm meets Clinterty Road at an established access. This is a priority junction with an unbound surface. The junction layout has reasonable visibility to the north and limited visibility to the south. I note the first 35 metres of the track is approximately 8 metres in width and within the developer's ownership. Improvements to the track surface and confirmation of the visibility splay may be required.

In principle the access would be acceptable for the development you have in mind.

Let me know if you require any further information.

Best regards,

Gregor.

Gregor Whyte

Engineering Officer

Roads Development Management

Communities, Housing & Infrastructure

Aberdeen City Council

Business Hub 4

Ground Floor North

Marischal College

Aberdeen

AB10 1AB

From: Rachael Walker [mailto:rachael@akenyonarchitects.com]

Sent: 02 March 2016 11:31

To: Gregor Whyte

Subject: RE: Burnside Poultry Units_roads enquiry

Hi Gregor,

Thanks for the quick response.