

BUCHAN AREA COMMITTEE

TUESDAY, 19TH MARCH, 2024

- Present: Councillors D Beagrie (Chair), M James (Vice-Chair), G Crowson, G Hall, D Mair, L McWhinnie, H Powell, A Simpson, C Simpson and S Smith
- Apology: Councillor A Buchan
- Officers: Amanda Roe, Buchan Area Manager; Suzanne Ward, Solicitor; Sally Wood, Senior Planner; Ross Bennett, Roads Development and Transportation Principal Engineer; and Theresa Wood, Area Committee Officer

BUCHAN'S GOOD NEWS STORIES

Before proceeding, the Chair read out the following two announcements –

“Boddam School Nursery

The Care Inspectorate undertook an unannounced inspection at Boddam School Nursery on 30th January and 1st February 2024.

The key messages taken from the visit were –

- Children were supported with kindness, care, and nurturing approaches that supported their overall wellbeing.
- Children experienced positive mealtimes which were unhurried, relaxed, and well supervised.
- Children's play and learning experiences were excellent. Children were excited and engaged learners who had fun.
- The outdoor learning environments were well considered and fully supported children's stages of development.
- The service was well led and quality assurance, including self-evaluation and improvement plans, were in place to support continuous improvement of the service.

In evaluating quality, a six point scale is used where 1 is unsatisfactory and 6 is excellent – in each of the four categories the Nursery Scored 5 – Very Good.

The Taste of Buchan

Congratulations to the pupils and staff from Peterhead Academy. The team worked really hard to put on the event ‘The Taste of Buchan’. The Taste of Buchan was an exciting new event that they brought to Peterhead that celebrated the wonderful food and drink industry that Buchan has to offer. This event was free to attend and it was great to see so many of our community come along and support it. Delighted to hear this will be a yearly event.”

The Committee **agreed** that a letter of congratulations be sent to the pupils and staff at Boddam School Nursery and Peterhead Academy.

1 DECLARATION OF MEMBERS' INTERESTS

In accordance with the Councillors' Code of Conduct the following statement was made -

Cllr D Beagrie made a transparency statement in respect of Item 5 given she is Chair of PACT; having concluded that the report is reflective and not decision making Councillor Beagrie stayed and took part in the discussion of this particular item

2 PUBLIC SECTOR EQUALITY DUTY - GUIDANCE FOR MEMBERS

In taking decisions on the undernoted items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act 2010:-

- (1) To have due regard to the need to:-
 - (a) eliminate discrimination, harassment and victimisation;
 - (b) advance equality and opportunity between those who share a protected characteristic and persons who do not share it; and
 - (c) foster good relations between those who share a protected characteristic and persons who do not share it, and
- (2) to consider, where an Integrated Impact Assessment has been provided, its contents and to take those into consideration when reaching a decision.

3 DRAFT MINUTE OF MEETING OF 27TH FEBRUARY 2024

There had been circulated and was **approved** as a correct record the Minute of the Meeting of the Buchan Area Committee of 27th February 2024.

4 PLANNING APPLICATION REFERENCE NO APP/2023/1866 – ERECTION OF 2 DRIVE-THRU RESTAURANTS (CLASS 3/SUI GENERIS) WITH ASSOCIATED WORKS AT SITE ADJACENT TO BURNSIDE BUSINESS CENTRE, BURNSIDE ROAD, PETERHEAD

Following a discussion whereby local Members stated their concerns in relation to recent traffic congestion being experienced on the A90 trunk road network close to Invernettie roundabout, the Committee **agreed** to Grant Full Planning Permission subject to the following conditions -

01. In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended) this planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development is begun within that period.

Reason: Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

02. No individual building hereby approved shall be erected unless an Energy Statement applicable to that building has been submitted to and approved in

writing by the planning authority. The Energy Statement shall include the following items:

- a) Full details of the proposed energy efficiency measures and/or renewable technologies to be incorporated into the development;
- b) Calculations using the SAP or SBEM methods, which demonstrate that the reduction in carbon dioxide emissions rates for the development, arising from the measures proposed, will enable the development to comply with Policy C1 of the Aberdeenshire Local Development Plan 2023.

The development shall not be occupied unless it has been constructed in full accordance with the approved details in the Energy Statement. The carbon reduction measures shall be retained in place and fully operational thereafter.

Reason: To ensure this development complies with the on-site carbon reductions required by Policy C1 of the Aberdeenshire Local Development Plan 2023.

03. No works in connection with the development hereby approved shall commence unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority.

Details of the scheme shall include:

- a) Existing landscape features and vegetation to be retained;
- b) Protection measures for the landscape features to be retained;
- c) Existing and proposed finished levels;
- d) The location of new trees, shrubs, hedges, grassed areas and water features;
- e) A schedule of planting to comprise species, plant sizes and proposed numbers and density;
- f) Biodiversity enhancement measures to be undertaken (for advice see Nature Scot document "Developing with Nature")
- g) The location, design and materials of all hard landscaping works including walls, fences, gates, street furniture and play equipment;
- h) An indication of existing trees, shrubs and hedges to be removed;
- i) A programme for the implementation, completion and subsequent management of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved planting scheme and management programme. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the planning authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted. Once provided, all hard landscaping works shall thereafter be permanently retained.

Reason: To ensure the implementation and management of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

04. The proposed development shall be connected to the public water supply as indicated in the submitted application and shall not be connected to a private water supply without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

05. Waste water from the proposed development shall be disposed of via the public sewer as indicated in the submitted application and shall not be disposed of via private means without the separate express grant of planning permission by the planning authority.

Reason: To ensure the long term sustainability of the development and the safety and welfare of the occupants and visitors to the site.

06. The buildings hereby granted shall not be brought into use unless the proposed surface water drainage systems have been provided in accordance with the approved plans and the Drainage Impact Assessment, by DCF Design Consultants, received 6 February 2024. The surface water drainage systems shall be permanently retained thereafter in accordance with the approved maintenance scheme.

Reason: In order to ensure that adequate drainage facilities are provided, and retained, in the interests of the amenity of the area.

07. The development shall be served in accordance with the approved drawings and the following details, which following implementation shall thereafter be retained in perpetuity:
- a) Prior to the first occupancy of the development hereby granted off-street parking for 44 cars, surfaced in hard standing materials must be provided within the site, unless otherwise agreed in writing by the Planning Authority in respect of phasing of the implementation of the parking as a non-material variation;
 - b) Prior to the first occupancy of the development hereby granted, unless otherwise agreed in writing by the Planning Authority in respect of phasing of the implementation of the loading bays as a non-material variation, 2 Loading / Servicing Bays (one outside each building), shall be provided within the site in accordance with the Council's Car Parking Standards, details of which shall be first submitted to and approved in writing by the Planning Service;
 - c) Prior to the first occupancy of the development hereby granted, unless otherwise agreed in writing by the Planning Authority in respect of phasing of the implementation of the following parking requirements, 3 disabled parking spaces, 8 cycle racks and 2 motorcycle/moped spaces shall be provided within the site, details of which shall be first submitted to and approved in writing by the Planning Service;
 - d) Electric Vehicle charging points, and ducting for future charging points, are to be provided in line with the Building (Scotland) Regulations, as per standard 7.2 (Electric vehicle charging) from the June 2023 Technical Handbooks, or the regulations applicable at that time, and for the avoidance of any doubt shall include a minimum of four electric vehicle charging points.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any order amending, revoking or re-enacting these Orders, the buildings hereby granted shall be used only for the purpose hereby granted and shall not be used for any other purpose without the express grant of planning permission from the planning authority.

Reason: To enable the planning authority to consider the implications of any subsequent change of use on the amenities of the area, servicing, and on the town centre.

A Reason for departing from the Aberdeenshire Local Development Plan 2023 Policy PR1 -

The proposed development is acceptable in principle in that there is an extant planning permission for commercial and retail uses on the site. The proposal is a departure from Policy PR1 Protecting Important Resources, as the site is protected within the Peterhead Settlement Statement as site P2. However, as the principle of development is established, there are no other overriding material considerations why the development could not be supported. The proposed siting and design is acceptable, and there is no significant impact on the character or amenity of the area.

In assessing the proposed development against the wider policies of National Planning Framework 4 and the Aberdeenshire Local Development Plan 2023 and any other material planning considerations, there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

5 DEVELOPING EXCELLENCE IN OUR NORTH COAST COMMUNITIES: FINAL PROGRAMME REPORT FOR PETERHEAD

A report by the Director of Environment and Infrastructure Services had been circulated providing the Committee with a final report on the regeneration strategy: Developing Excellence in our North Coast Communities for Peterhead, summarising the achievements throughout the programme.

Having heard from the representing Officer, the Committee **agreed** to welcome and thank Officers for their hard work in seeing the programme through a challenging few years, and in relation to the report for Peterhead, to request that following the Infrastructure Service's Committee's consideration of the report, that the opportunity be taken to issue a press release highlighting all of the successful outcomes identified within the report and, as part of that exercise, that comments from Town/Community Champions be included and that Champions be encouraged to continue to highlight the achievements and ongoing projects within Peterhead.

6 STATEMENT OF OUTSTANDING BUSINESS AS AT 8TH MARCH 2024

Having heard from the Area Manager, the Committee **agreed** –

- (1) Action 2 – to remove,

- (2) Action 11 – Decision 3 - to note that an update was provided to Members, via email on 18th March 2024, in relation to the requested crossings for Longside and New Pitsligo, and that this issue be included in the next Ward 4 Members Agenda,
- (3) Action 11 – Decision 4 – to remove,
- (4) Action 12 – Decision 4 – to note that an email has recently been received providing an update and will be circulated to Members,
- (5) that the following issues be added to the Statement –
 - (a) Playparks within Buchan – update sought in relation to those playparks which have been pushed back from initial Workplan provided, and
 - (b) Clerkhill Primary School Initiative – update sought