

Aberdeenshire
COUNCIL



BUCHAN AREA COMMITTEE

TUESDAY, 19 MARCH 2024 at 10.00 am

Your attendance is requested at a meeting of the **BUCHAN AREA COMMITTEE** to be held in **BUCHAN HOUSE, ST PETER STREET, PETERHEAD, AB42 1QF**, on **TUESDAY, 19TH MARCH 2024**, at **10.00 am**

A recording of the meeting will be made publicly available at a later date.

Amanda Roe
Area Manager
12th March 2024

To: Councillors D Beagrie (Chair), M James (Vice-Chair), A Buchan, G Crowson, G Hall, D Mair, L McWhinnie, H Powell, A Simpson, C Simpson and S Smith

Contact Person:- Theresa Wood
Tel: 01467 530917
Email: theresa.wood@aberdeenshire.gov.uk

B U S I N E S S

- 1 Sederunt and Declaration of Members' Interests
- 2(A) Public Sector Equality Duty - Guidance for Members (attached)
Consider, and if so desired, adopt the following resolution:-
 - (1) to have due regard to the need to:-
 - (a) eliminate discrimination, harassment and victimisation;
 - (b) advance equality of 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.
 - (2) where an Integrated Impact Assessment is provided, to consider its contents and take those into account when reaching a decision.
- 3 Draft Minute of Meeting of 27th February 2024

ENVIRONMENT AND INFRASTRUCTURE SERVICES

- 4 Planning Application Reference No APP/2023/1866 –
Full Planning Permission for Erection of 2 Drive-Thru Restaurants
(Class 3/Sui Generis) with Associated Works
at Site Adjacent to Burnside Business Centre, Burnside Road,
Peterhead
- 5 Developing Excellence in our North Coast Communities:
Peterhead Vision and Action Plan - Final Programme Report

BUSINESS SERVICES

- 6 Statement of Outstanding Business as at 8th March 2024

PUBLIC SECTOR EQUALITY DUTY – GUIDANCE FOR MEMBERS

What is the duty?

In making decisions on the attached reports, Members are reminded of their legal duty under section 149 of the Equality Act 2010 to have due regard to the need to:-

- (i) eliminate discrimination, harassment and victimisation;
- (ii) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
- (iii) foster good relations between those who share a protected characteristic and persons who do not share it.

The “protected characteristics” under the legislation are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; and (in relation to point (i) above only) marriage and civil partnership.

How can Members discharge the duty?

To ‘have due regard’ means that in making decisions, Members must consciously consider the need to do the three things set out above. This requires a conscious approach and state of mind. The duty must influence the final decision.

However, it is not a duty to achieve a particular result (e.g. to eliminate unlawful racial discrimination or to promote good relations between persons of different racial groups). It is a duty to have due regard to the need to achieve these goals.

How much regard is ‘due’ will depend upon the circumstances and in particular on the relevance of the needs to the decision in question. The greater the relevance and potential impact that a decision may have on people with protected characteristics, the higher the regard required by the duty.

What does this mean for Committee/Full Council decisions?

Members are directed to the section in reports headed ‘Council Priorities, Implications and Risk’. This will indicate whether or not an Integrated Impact Assessment (IIA) has been carried out as part of the development of the proposals and, if so, what the outcome of that assessment is.

An IIA will be appended to a report where it is likely, amongst other things, that the action recommended in the report could have a differential impact (either positive or negative) upon people from different protected groups. The report author will have assessed whether or not an IIA is required. If one is not required, the report author will explain why that is.

Where an IIA is provided, Members should consider its contents and take those into account when reaching their decision. Members should also be satisfied that the assessment is sufficiently robust and that they have enough of an understanding of the issues to be able to discharge their legal duty satisfactorily.

For more detailed guidance please refer to the following link:-

https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.equalityhumanrights.com%2Fsites%2Fdefault%2Ffiles%2Ftechnical_guidance_psed_scotland.docx&wdOrigin=BROWSELINK

BUCHAN AREA COMMITTEE

TUESDAY, 27TH FEBRUARY, 2024

- Present: Councillors D Beagrie (Chair), M James (Vice-Chair), A Buchan, G Crowson, G Hall, D Mair, L McWhinnie, H Powell, A Simpson, C Simpson and S Smith
- Officers: Amanda Roe, Buchan Area Manager; Barbara Alexander, Solicitor; Suzanne Ward, Solicitor; Laura Dingwall, Planner; Alan Davidson, Senior Planner; Fiona McCallum, Business Strategy Manager; and Theresa Wood, Area Committee Officer
- In Attendance: Mike Cassie, Scottish Fire & Rescue Service

PRIDE OF BUCHAN NOMINATION

Before proceeding the Chair advised that she had received a Pride of Buchan Nomination and invited Councillor Anne Simpson to speak to her Nomination -

Councillor Anne Simpson –

“Alexander (Sandy) Ritchie B.E.M

I have known Sandy for many years and his knowledge of, and love for, the village of New Deer is second to none. Sandy is 94 and has dedicated his life to serving the people of New Deer. His long life has allowed him to acquire many stories of life in the village, as has his membership of so many community organisations including New Deer Public Hall, where he was a trustee for many years.

There have been many changes in village life in this corner of Aberdeenshire during Sandy’s lifetime. Many old ways of life, language and culture are being lost. Sandy has recorded his memories, traditions and myths and set them down before they are lost forever. His book - New Deer And Roon Aboot: A History - has recently been published and many copies sold. It features, amongst others, prominent North East personalities, including Flora Garry, Evelyn Glennie, Robbie Shepherd, and Jack Webster.

Sandy understands the importance of the past in creating a sense of place in the present. He was a founder member of The Book of Deer Project over 30 years ago and retains a keen interest in the work of the project. He was absolutely delighted to see the wee book in Aberdeen in July 2022. He was also a founder member of the Buchan Heritage Society.

He was recently awarded a BEM for Voluntary Services to Cultural Heritage and to the Community in North East Scotland (Peterhead, Aberdeenshire). I would like to propose that we follow up this national recognition with our local Pride of Buchan Award.”

The Committee **agreed** to Councillor Simpson’s Pride of Buchan Nomination.

BUCHAN ANNOUNCEMENT

The Chair advised – “Kirkburn Court Care Home recently underwent an unannounced inspection by the Care Inspectorate. They were delighted to have been graded as follows –

The home was assessed and graded on two key areas –

1. How well do we support people’s wellbeing – having been assessed under four separate categories they received – three Grade 6’s (Excellent) and one at Grade 5 (Very Good) and
2. How good is our leadership – for which they received a Grade 5 (Very Good)

Due to the way in which the Care Inspectorate collate the grades, they were awarded an overall ‘Very Good’.

On their Facebook page, the Care Home responded “We are absolutely delighted to achieve Grade 6’s (the highest possible) in three areas. These grades are certainly not being awarded around the country on any kind of regular occurrence so that makes this achievement all the greater for us.”

The Chair requested that a letter of congratulations be sent to the staff at Kirkburn Court Care Home.

1 DECLARATION OF MEMBERS' INTERESTS

In accordance with the Councillors’ Code of Conduct the following statements were made –

Councillor M James made a transparency statement in respect of Item 5 given a connection related to his employment; having concluded he had no interest, Councillor James stayed and took part in the discussion of this particular item, and

Councillor H Powell made a declaration in relation to Item 7 by virtue of her connection with the applicant being an acquaintance and friend through their respective children being in school together; Cllr Powell left the meeting for this particular item

2(A) 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 6TH FEBRUARY 2024

There had been circulated and was **approved** as a correct record the Minute of the Meeting of the Buchan Area Committee of 6th February 2024.

4 DRAFT MINUTE OF SPECIAL MEETING OF 6TH FEBRUARY 2024

There had been circulated and was **approved** as a correct record the Minute of the Special Meeting of the Buchan Area Committee of 6th February 2024.

5 PLANNING APPLICATION REF NO APP/2022/1858 – FULL PLANNING PERMISSION FOR CHANGE OF USE OF AGRICULTURAL LAND AND ERECTION OF BUILDING FOR CATTERY (SUI GENERIS), NORTH MAINS OF CULSH, NEW DEER, TURRIFF

The Committee **agreed**:-

- (1) 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. The development hereby approved shall be erected unless a water safety and management plan and private water treatment system for the proposed private water supply has been submitted to and approved in writing by the planning authority.

The development shall not be brought into use unless the proposed private water treatment system (UV and pH filter) has been installed in accordance with the approved details and the approved measures specified within the water safety and management plan have been implemented in full. Once installed, the private water treatment system and any water safety and management measures shall thereafter be permanently retained unless otherwise agreed in writing 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.

03. No development in connection with the permission hereby granted shall commence and the access hereby approved shall not be brought into use unless visibility of 90 metres in both directions along the channel line of the public road has been provided from a point 2.4 metres measured at right angles from the existing edge of the carriageway surface along the centre line of the approved access in accordance with the Council's Standards for Road Construction Consent and Adoption. The visibility splays shall be physically

formed on the ground and any existing fences, walls, hedges or other means of enclosure or obstructions within the splays shall be removed and relocated outwith the splays in accordance with the approved plans. Once formed, the visibility splays shall be permanently retained thereafter and no visual obstruction of any kind shall be permitted within the visibility splays so formed.

Reason: To enable drivers of vehicles using the access to have a clear view of other road users and pedestrians in the interests of road safety.

04. No works in connection with the development hereby approved shall commence unless details of the refuse bin uplift store area has been submitted to and approved in writing by the planning authority. The area shall be constructed behind any visibility splay and shall be designed so as to be accessible for refuse bin uplift and to prevent empty bins from being wind-blown. The building hereby approved shall not be brought into use unless the refuse bin uplift store area has been provided and surfaced in accordance with the approved details. Once provided, the refuse bin uplift store area shall thereafter be permanently retained as such.

Reason: To ensure the provision of an appropriate means of servicing in the interests of road safety.

05. The cattery building hereby approved shall not be brought into use unless its parking for 8 cars and turning area measuring 7.6 metres by 7.6 metres has been provided in full. The maximum gradient of the access shall not exceed 1:20 gradient and the first 5 metres of the access measured from the edge of the public road and covering the entire width of the access road shall be fully paved. Once provided, all parking and turning areas shall thereafter be permanently retained as such.

Reason: To ensure the timely completion of the access to an adequate standard to prevent the carriage of loose driveway material on to the public road in the interests of road safety.

06. The building hereby approved shall not be brought into use unless the proposed foul and surface water drainage systems have been provided in accordance with the approved plans. The foul and surface water drainage systems shall be permanently retained and maintained thereafter by the landowner

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

07. 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 building hereby approved shall be used only for a purpose as a cattery for boarding cats (Sui Generis) 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.

- (2) the reason for departing from the Aberdeenshire Local Development Plan 2023 as follows -

The proposed development is deemed an acceptable departure from Policy 15 Local living and 20 minute neighbourhoods of National Planning Framework 4 and Policy R2 Development Proposals Elsewhere in the Countryside and Policy P1 Layout Siting and Design of the Aberdeenshire Local Development Plan 2023 for the following reasons, due to the site's location and the nature of the development, the proposal will not have an adverse impact on the character or amenity of the surrounding area. The proposed development is an acceptable departure from policy as this type of business is suited to a countryside location, it is adjacent to an existing rural enterprise, the applicant already resides on the site to manage the development proposed, and as demonstrated in the supporting statement there is a lack of such facilities within the local area and there is a demand, and there are no brownfield redundant opportunities within the application site

**6 PLANNING APPLICATION REF NO APP/2023/1709 –
FULL PLANNING PERMISSION FOR CHANGE OF USE FROM BUSINESS
(CLASS 4) & GENERAL INDUSTRIAL (CLASS 5) TO CLASS 1A (RETAIL),
SUI GENERIS AND EXTERNAL AND INTERNAL ALTERATIONS AND
AMENDMENT TO SITE ACCESS AT GEORGE S FORMAN LTD,
25 BLACKHOUSE CIRCLE, BLACKHOUSE INDUSTRIAL ESTATE, PETERHEAD**

In terms of Standing Order 6.5, the Area Manager had received one request to address the Committee in relation to this application from Mr Bob Coats, Agent.

The Committee was asked if they wished to hear the representation. The Committee unanimously **agreed**.

The Committee first heard from the Planner, then heard from Mr Coats –

“Good morning Members, I had originally made a request to speak prior to the planning department report being issued just in case there were any points of clarification necessary from their perspective but having read the report in front of you and listening to the oral summary this morning, I would like to thank Aberdeenshire Council’s planning department for its thorough document encapsulating all the salient planning issues.

I am grateful too for the recommendation to approve the application. I think one small point as back up to the earlier oral representation is that the applicant currently operates within the Blackhouse Industrial Estate so once, if granted, the existing operation would move to number 25 and therefore the current operation at number 4 would revert to class 4 as per terms of their planning arrangement; so it was just to re-iterate that in response to point 6.9 of the report. Beyond that I have no further material points to add. However I remain at the committee’s disposal if there are any aspects of the application that require further clarification.

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. The occupancy and operation of the development hereby granted shall be limited to the Tempo Trading company which occupies and operates the site as of the date of this decision notice. Upon the cessation of this occupancy and operation, the use of the site shall be restored to Business (Class 4) and General Industrial (Class 5) exclusively.

Reason: To ensure that the approved use of the site is limited to the circumstances that make it acceptable as a departure to the statutory development plan. The Planning Service would not seek to grant an open Class 1A use which could operate within the town centre. It is the specific circumstances of the proposed occupant, and the associated benefit to the community which enables the Planning Service to depart in this instance.

Reason for Decision

The proposal for a members retail unit (Class 1A), comprising local scale retail use is in conflict with Policy B2 Employment/Business Land relating to the loss of business land. However, the proposal occupies an existing building in the industrial area, and there are demonstrated to be alternative business premises in Peterhead. Any impact it may have on the Town Centre would not be significant due to the unique characteristics of the proposal which includes significant elements of community benefit for the reasons cited in the supporting statement. There is a limited defined market of the development proposed and the sequential assessment demonstrates the consideration and exclusion of other sites within the town centre, which is in accordance with Aberdeenshire Local Development Plan 2023 Policy B1 Town Centre Development and National Planning Framework 4 Policy 28 Retail. The application is connected to local public transport networks and does not otherwise conflict with the qualities of place required under National Planning Framework 4 Policy 14 Design, quality and place and Aberdeenshire Local Development Plan 2023 Policy P1 Layout, Siting and Design. The parking and servicing provisions meets the requirements of Aberdeenshire Local Development Plan 2023 Policy RD1 Providing Suitable Services.

In considering the condition of the surrounding road, the Committee further **agreed** to request that Officers clarify to Members who owns the road.

**7 PLANNING APPLICATION REF NO APP/2023/2012 –
PLANNING PERMISSION IN PRINCIPLE FOR ERECTION OF DWELLINGHOUSE
AT LAND TO THE SOUTH OF THE OLD SCHOOL HOUSE, LOGIE, CRIMOND**

In terms of Standing Order 6.5, the Area Manager had received one request to address the Committee in relation to this application from the Applicant, Mr Peter Oosterhoff.

The Committee was asked if they wished to hear the representation. The Committee unanimously **agreed**.

The Committee first heard from the Planner, then heard from Mr Oosterhoff –

“Good morning committee, I am Peter Oosterhof, I am a farmer and I am the applicant for this planning application. I’ll start by addressing some of the points in the planner’s report and then I will tell you a bit about my business. Looking at the report, the points of contention –

Section 4.1 is about contaminated land, that’s already been dealt with – we had missed the form at the time and we have now submitted it and there is no issues.

Section 6.5, we did engage with the planner about a lack of suitable housing for sale within the proximity of our farm and I regularly checked the ASPC website, and there aren’t any houses for sale within the farm area and certainly not of the correct size or quality. Talking about the brownfield issue, we also engaged with the planner and said that basically all of the farm buildings outlined on that map are all in use so I don’t think it’s right to be asking them all about a farm building in use and likewise all of those farms, we don’t own any of the houses either. We never owned them or they weren’t included when we bought the farms or they were sold long past by my father or previously. So we don’t own any spare farmhouses and all of the farm buildings which could be brownfield sites are in agricultural use.

Section 6.6 which seems to be the main point of contention about the location not being close enough to what the planners call the farm hub. Looking at the map, you can see that our farm has several hubs. We don’t feel it makes sense to describe a farming business of this size as having one hub. And you can see the plot we have chosen is right in the middle of the hubs and also public land holding and it’s actually to the northern boundary the land ownership beside St. Combs is 5.8km and to the south boundary towards Kininmonth School is 5.7km so it’s right in the middle. So this location, should we get planning, it allows an employee to easily reach the cattle, all the sheds, all the different farm locations but also in summer time when the cattle are grazing, any of that land spread around the farm, it allows us to check the cattle while they’re grazing all summer.

Section 6.8 is about the track but in the planning report it describes a dirt track, it’s actually a hard gravel road and could easily be graded or re-surfaced. And the reason we chose that field in particular is that it is a small grass field, the fields around about which are closer to the main trunk road are arable fields, so we have chosen the field that has the least loss of agricultural output so it is a small, shaded, relatively wet land field so it is the least loss of arable land.

The points that the planner agrees with us on are Section 6.3 – they agree that we meet the labour requirement for additional housing. I’m slightly confused – they mention where we have the need of 1-2 full time labour units but the report says 25 units. We currently have 4 full time staff who all live locally but we are looking to grow that number and last time we advertised we had several applicants who would have needed accommodation.

Section 6.7 landscape, the planner agrees the development does not have a negative impact and as he said, it’s well streamed and that’s some of the reasons why we

chose that location. Additionally it's very close to the main road which is serviced by a bus route should family members need to use buses.

A little bit about our business, we're a mixed livestock and arable farm. Since I took over the running of the farm from our parents in 2017, we've actually quadrupled our turnover and doubled our staff, we've invested £500,000 in renewable heating energy as we don't burn any heating oil on our farm. We get 50% of our electricity from solar panels and we have a lot of environmental schemes, working with RSPB, the Hutton Institute and Nature Scotland. We are a rapidly growing business and plan to keep growing and in order to do so we need to employ more people, and to provide comfortable energy-efficient accommodation in the correct location is essential to meeting that goal."

The Committee unanimously **agreed**:-

- (1) that the application be delegated to the Head of Planning & Environmental Services to Grant Planning Permission in Principle subject to relevant planning conditions, and
- (2) that the proposal is not in accordance with National Planning Framework 4 and Aberdeenshire Local Development Plan 2023 and therefore to accept a departure given -
 - (a) there is a lack of suitable housing in the vicinity of the farm of the size and quality required,
 - (b) that the farm buildings identified as being suitable are now in use, and
 - (c) that the proposal is to position the new house equidistant to both ends of the extend of the farm and also to livestock on the north and south side of the A90

8 DRAFT ABERDEENSHIRE BRITISH SIGN LANGUAGE PLAN 2024-30

A report by the Director of Business Services had been circulated advising that The Scottish Government published the National British Sign Language Plan 2023-2029 on 6th November 2023. It is a requirement of the British Sign Language (Scotland) Act 2015 that public bodies, including Aberdeenshire Council, produce and publish a local plan supporting the long-term goals in the national plan within six months of the publication of the national plan. The Committee was asked to consider the draft Aberdeenshire British Sign Language Plan and provide comment.

Having considered the draft Aberdeenshire British Sign Language Plan, the Committee **agreed** to make the following comment to Business Services Committee –

To welcome the draft Plan and to request that Aberdeenshire Council continues to explore the possibility of signing its Committee Meetings to make them more accessible to BSL users.

**9 SCOTTISH FIRE AND RESCUE SERVICE - PERFORMANCE REPORT FOR
QUARTER 3 - 1ST OCTOBER TO 31ST DECEMBER 2023**

A joint report had been submitted from the Director of Business Services and Senior Officer for the Scottish Fire and Rescue Service, informing members how the Scottish Fire and Rescue Service is performing locally in Buchan against key performance measures and associated targets, as set out in the Aberdeenshire Local Fire and Rescue Plan and Buchan Multi-Member Ward Plan.

Having heard from the local SFRS Officer, the Committee **agreed** to give the Committee's thanks to the SFRS Team in Peterhead for the extended work that they do with the local community by way of breakfast clubs, youth volunteer groups etc.

10 STATEMENT OF OUTSTANDING BUSINESS AS AT 16TH FEBRUARY 2024

Having heard from the Area Manager, the Committee **agreed**:-

- (1) Actions 1 & 11 – in relation to the pedestrian crossing at Balmoor Terrace, I have had an update from colleagues in our transportation unit that this will be assessed in April/May – there has been a new contract awarded for the surveys and that has delayed it slightly. I have no update unfortunately on the participatory budgeting in Landscape Services and I will continue to try and seek that from the Landscape Service Manager and Head of Transportation,
- (2) Action 2 – the Final report on the Peterhead Vision and Action Plan will be reported back to Buchan Area Committee on 19th March 2024,
- (3) Action 5 – the formal report in line with the Petitions Procedure will be considered by the Buchan Area Committee on 23rd April 2024, and
- (4) Action 12 – (4) should read Catto Drive (Terex Site) not McKenzie Crescent; we have requested via our Green Spaces Officers and Landscape Services that native hedging be planted and I will continue to progress that with colleagues

Buchan Area Committee Report 19 March 2024

Reference No: [APP/2023/1866](#)

Full Planning Permission For Erection of 2 Drive-Thru Restaurants (Class 3/Sui Generis) with Associated Works at Site Adjacent to Burnside Business Centre, Burnside Road, Peterhead

Applicant: CP Properties Ltd, Wdm Oakfield House, 378 Brandon Street, Motherwell, ML1 1XA
Agent: G. D. Lodge Architects LLP, Crown House, 152 West Regent Street, Glasgow G2 2RQ

Grid Ref: E:411939 N:844182
Ward No. and Name: W06 - Peterhead South and Cruden
Application Type: Full Planning Permission
Representations: 1
Consultations: 10
Relevant Proposals Map: Aberdeenshire Local Development Plan 2023
Designations: Settlement Boundary Peterhead; P2 Protected Land
Complies with:
Development Plans: No
Main Recommendation: Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 The Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1c of Part 2C Planning Delegations of the Scheme of Governance as the application for development is a departure from the Development Plan and is recommended for approval.
- 1.2 The Monitoring Officer within Business Services has been consulted in the preparation of this report and had no comments to make and is satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 Full planning permission is sought for the formation of two drive through / class 3 / sui generis units with associated car parking and infrastructure on land to the north of Burnside Business Centre in Peterhead. The site is located to the south of Peterhead and is located within the settlement boundary and on land designated as P2 protected 'To provide strategic landscaping for site OP2 and BUS3' within the Aberdeenshire Local Development Plan 2023 (Appendix 2- Site plan).
- 2.2 The site measures around 5000 sq.m. The proposal seeks permission for two buildings, which sit along the western boundary, with car parking to the front of the buildings, and landscaping. Each building has a gross floor area of 200 sq.m. The site is triangular in shape, and to the west is the A982 road, to the south is Burnside Business Centre, and to the north east is a watercourse with an open field beyond.

Drive Through Restaurant

- 2.3 The drive-through restaurant unit measures around 10 metres by 20 metres (external) with height to ridge of 6.6 metres. The building is to be finished in a mix of cream/ mushroom colour composite panels that would sit on a red brick basecourse, interspersed with timber effect panels in a cedar finish. The restaurant area would feature floor to ceiling aluminium framed glazing. There is a red internally illuminated red box light along the parapet. Windows and doors are finished in aluminium grey.

Drive Through Restaurant / Café

- 2.4 The drive through restaurant/cafe building measures around 11 metres by 16 metres (external) with a hatchery protrusion of 3 metres by 4 metres. The roof is a mono-pitched slope, with the height to ridge point 5.5 metres and the lower ridge 4.6 metres. There is a chimney style feature on the west elevation (facing the A952) and the south elevation with a height of 6 metres. The building is to be finished in grey composite roof panels with grey soffit, walls in white render with red wall panels on the front elevation and detailing on the rear (west elevation), with red cedar timber detailing on the west and east

elevations. Doors and windows are grey aluminium coated (Appendix 3- Elevations and floor plans).

- 2.5 The site has extant planning permission for retail, storage and hot food take-away, with a total of 729 sq.m. floorspace, under planning reference APP/2021/1304 which was granted on 24 August 2021. This application is therefore effectively a change to the extant planning permission reference APP/2021/1304.
- 2.6 Access is to be taken from Burnside Road and would be shared with the two existing buildings on the wider business. There will be a provision of 44 car parking spaces, to be shared between the two proposed buildings. Services to the site include a connection to the Scottish Water public water supply and sewers, and SUDS for surface water drainage.
- 2.7 The site has the following planning history
- APP/2021/1304 for 2 buildings (building 1 for class 1, class 6 and sui generis and building 2 for class 3 hot food takeaway). Granted 24 August 2021
 - APP/2019/1789 for the erection of a building for hot food take away (sui generis) and retail (Class 1) and associated car parking. Granted 21 November 2019.
 - APP/2019/0323 Condition 2 (Siting, Design, Layout, External Appearance, Access, Landscaping, Levels, Drainage and Waste/Recycling) of Planning Permission Reference. Granted 9 April 2019
 - APP/2017/2160 Erection of 2 Units, Unit 1 (Class 3), Unit 2 (Class 1) and Associated Car Parking (planning permission in principle) . Granted 1 December 2017.
 - APP/2013/1351 Erection of Office Building (Class 4 Business Use with Associated Retail) with Car Parking and Landscaping. Granted 3 July 2013.
- 2.8 The application is supported with a Drainage Impact Assessment by DCF Design Consultants.
- 2.9 An updated site block plan was submitted to relocate the proposed pedestrian crossings and show electric vehicle charging points.

3. Representations

- 3.1 A total of 1 valid representation (1 objection) has been received as defined in the Scheme of Governance. All issues raised have been considered. The letter raises the following material issues:
- No electric vehicle charging spaces are shown

4. Consultations

Internal

- 4.1 **Environment and Infrastructure Services (Contaminated Land)** has no objection, and recommends the inclusion of an informative advising of history of a potentially contaminative use on the site.
- 4.2 **Environment and Infrastructure Services (Environmental Health)** has no objection, however notes that the design and layout of the premises should conform with general food hygiene requirements as outlined in 852/2004.
- 4.3 **Environment and Infrastructure Services (Flood Risk and Coast Protection)** initially requested a surface water drainage statement. On receipt of a drainage assessment, it updated to advise it has no comments.
- 4.4 **Environment and Infrastructure Services (Roads Development)** do not object to the application. It advised that the provision of 44 parking spaces including 3 disabled spaces, and 2 service bays and cycle parking is acceptable. It notes that the pedestrian crossings shown should be straight crossings, and an updated plan was received showing straight crossings. Recommends that vehicle movements are checked with tracking software to ensure the layout can operate safely.
- 4.5 **Environment and Infrastructure Services (Waste Services)** do not object, however, advise the applicant to familiarise themselves with the Waste (Scotland) Regulations 2012. It notes that vehicle access is of paramount importance, and collection vehicles are usually 12 metres in length and require adequate space to manoeuvre.

External

- 4.6 **NEOS** provided a plan of its network apparatus and safe dig procedures.
- 4.7 **Scottish Gas** provide plans of its infrastructure and a guide to interpretation.
- 4.8 **Scottish Water** do not object but note it cannot guarantee capacity, and suggest a pre-development enquiry is submitted to them. It comments that there is currently capacity in Peterhead Waste Water Treatment works but that further investigations may be required.

Scottish Water's Trade Effluent Quality Adviser also advised that a grease filter would be required. The details of the grease filter have been provided and agreed and details of maintenance also need to be agreed. An informative will be added to any decision.

- 4.9 **SSEN Distribution** provide plans of its infrastructure and a guide to interpretation.

4.10 **Transport Scotland** do not object to the application.

5. Relevant Planning Policies

5.1 National Planning Framework 4 (NPF4)

Scotland's fourth National Planning Framework (NPF4) is a long term plan looking to 2045 that guides spatial development, sets out national planning policies, designates national developments and highlights regional spatial priorities. It is part of the development plan, and so influences planning decisions across Scotland.

On 13 February 2023 (0900am) Scottish Ministers adopted and published National Planning Framework 4 (NPF4), meaning that it is in force and National Planning Framework 3 and Scottish Planning Policy are superseded from that date and time. This will also have the effect that all strategic development plans and any supplementary guidance issued in connection with them cease to have effect on that date. As such the Aberdeen City and Shire Strategic Development Plan 2020 has now ceased to have effect. The NPF4 now forms part of the development plan along with the Aberdeenshire Local Development Plan 2023.

Policy 13 Sustainable transport
Policy 14 Design, quality and place
Policy 15 Local Living and 20 minute neighbourhoods
Policy 23 Health and safety
Policy 27 City, town, local and commercial centres
Policy 28 Retail

5.2 Aberdeenshire Local Development Plan 2023

On 13 January 2023 the Aberdeenshire Local Development Plan 2023 was adopted.

Policy B1 Town Centre Development
Policy P1 Layout, Siting and Design
Policy P2 Open Space and Access in New Development
Policy P3 Infill Developments within Settlements and Householder Developments (including home and work proposals)
Policy C1 Using Resources in Buildings
Policy PR1 Protecting Important Resources
Policy RD1 Providing Suitable Services

5.3 Other Material Considerations

Chief Planner letter: transitional arrangements for National Planning Framework 4 - February 2023 (published 8th February 2023) which made specific reference to Policy 27(d) - Drive through developments.

6. Discussion

- 6.1 The main issues for consideration in determining this application are whether it is acceptable in principle, as well as the impact on the character and amenity of the site and surrounding area. Impact on the protected land designation is a consideration, and access and services to the site must also be viable and appropriate.

Principle

- 6.2 The site is located within the settlement boundary of Peterhead, and is designated as protected site P2 'To provide strategic landscaping for site OP2 and BUS3' in the Settlement Statement for Peterhead within the ALDP 2023. Protected land will be discussed further below.
- 6.3 The Planning Authority is required to determine planning applications against the Development Plan, unless material considerations indicate otherwise (Section 25 of the Town And Country Planning Act 1997). In this case, there is an extant permission on the site for 470 sq.m. of retail (class 1), and 260 sq.m. of restaurant (class 3) / sui generis which was granted on 24 August 2021 under permission APP/2021/1304. This permission is live and could be implemented and hence the principle of retail / class 3 / sui generis is established on the site and does not need to be re-established. The site does have an extensive planning history, as outlined in paragraph 2.7 above.
- 6.4 The proposed development seeks around 400 sq.m. of class 3 / sui generis floorspace which is a reduction in the previous permission, and a retail unit is no longer proposed. The site layout broadly follows that which was previously granted with the buildings sited to the west of the site, with the car parking area to the east of the buildings.
- 6.5 The proposed uses are restaurants and cafes (Class 3), hot food take away (sui generis), and drive through (sui generis). Both Policy 27 of NPF4 and Policy B1 of ALDP 2023 would normally expect uses 'frequently visited' to be located in defined town centres. However, in this case, as the principle of these uses has been established, a sequential assessment of alternative sites was not requested in this instance, extant until August 2024. Policy 27 criteria d) does state that drive-through development's will only be supported where they are specifically supported in the local development plan. However, a letter has subsequently been issued by the Chief Planner which clarified that the intention of the policy is to ensure this type of development is considered an integral part of the development plan, and is not a moratorium on such developments. Drive-through units are not generally able to be accommodated within town centre locations and are appropriate to this type of location, where there are already three drive-through restaurants in close proximity.

Protected Land

- 6.6 The land is designated as 'P2' 'Protected Land' in the ALDP 2023. It is noted that this designation was introduced by the ALDP 2023, and therefore was not a consideration under the previous application on the site. Whilst Policy PR1 'Protecting Important Resources' would presume against this type of development, which is protected in the settlement statement, the principle of development has been established. The site is protected to 'provide strategic landscaping for site OP2 and BUS3'. The site is not particularly well related to sites OP2 and BUS3 and is not a well used area of open space. It is therefore the view of the Planning Service that the proposed development can be supported as a departure from Policy PR1.
- 6.7 It is worth noting that the site is vacant, and is not used for recreational purposes. There is not a requirement to provide additional open space in this instance. The proposal includes soft landscape around the perimeter of the site, which will assist in providing screening for the commercial area.

Layout, Siting and Design

- 6.8 Policy P3 Infill and householder developments within settlements (including home and work proposals), supports small scale development within settlements, on land which is not allocated by the plan for any specific use. The proposed scale and character of the development must not erode the character or amenity of the site and surrounding area. The overall size of the site is appropriate to the scale of other similar neighbouring developments. As such it would not be out of character for the surrounding area. It is in keeping in design, mass, use and character with neighbouring buildings and is therefore unlikely to erode the amenity of the area.
- 6.9 The character of the proposed development is largely unchanged from that previously granted. The replacement of the retail unit with a drive-through restaurant reduces the buildings' massing. The proposed units will be compatible with neighbouring business units to the south and it is noted that there are also existing drive through restaurants within 200 metres of the site. The proposal does not visually erode the character of the site or wider area any more so than the design approved under the extant planning permission.
- 6.10 In relation to residential amenity, the proposal is in a commercial area. The closest residential property is 'Mlanje', which is approximately 85 metres from the north-west corner of the site. Environmental Health has raised no objection to the proposed development and is content that the development would not cause undue nuisance in term of noise or odour.
- 6.11 The Planning Service take the view that the likely impact on the character and amenity of the area is negligible. This is in line with Policy P1 Layout, Siting and Design, and Policy P3 'Infill Developments within Settlements and Householder Developments (including home and work proposals)'.

Access and Servicing

- 6.12 The site can be suitably accessed and neither Transport Scotland nor Roads Development has any objection to the proposed development. An informative will be added to any decision to note that internal road layouts are not adopted, and do not come under the control of the Council's Roads Service, and it is recommended that vehicle movements are checked with tracking software to ensure the layout can operate safely.
- 6.13 The applicant submitted updated plans to show electric vehicle charging on four spaces. This issue was raised by in a letter of representations, but given the proposal now includes electric vehicle charging, the Planning Service considered that the concerns have been addressed. The electric vehicle charging would also be secured via condition.
- 6.14 The site is accessible to a walking catchment and is within 100 metres of a bus stop so has good pedestrian accessibility.
- 6.15 Services to the site include a connection to Scottish Water public water supply and sewers, with private surface water SUDS. Flood Risk and Coast Protection had initially requested a drainage assessment, and on receipt updated its comments advising it has no objection to the proposal.
- 6.16 As such, the Planning Service is satisfied that the proposals are in accordance with Policy RD1 Providing Suitable Services.

Summary

- 6.17 The proposed development is acceptable in principle in that there is an extant 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 for a not too dissimilar use, albeit no longer including a retail unit, there are no other reasons 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.

7. Area Implications

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

8. Implications and Risk

- 8.1 An integrated impact assessment has been carried out as part of the development of the proposals set out above. It is included as Appendix 1 and no negative impact has been identified.

- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.
- 8.4 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

9. Departures, Notifications and Referrals

9.1 Development Plan Departures

Policy PR1 Protecting Important Resources

- 9.2 The application is a Departure from the valid Development Plan and has been advertised as such. Any representations received have been circulated as part of the agenda and taken into account in recommending a decision. The period for receiving representations has expired.
- 9.3 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

10. Recommendation

10.1 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.

10.2 That the Committee agree the 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.

Alan Wood
Director of Environment and Infrastructure Services
Author of Report: Sarah Graham
Report Date: 7 March 2024

Aberdeenshire Council

Integrated Impact Assessment

APP/2023/1866 Burnside

Assessment ID	IIA-002031
Lead Author	Sarah Graham
Additional Authors	Sally Wood
Service Reviewers	Darren Ross, Suzanne Rhind
Subject Matter Experts	Suzanne Rhind
Approved By	Mairi Stewart
Approved On	Wednesday March 06, 2024
Publication Date	Thursday March 07, 2024

1. Overview

This document has been generated from information entered into the Integrated Impact Assessment system.

IIA of a planning application for out of town fast food and coffee shop (use class 3 and sui generis).

During screening 1 of 10 questions indicated that detailed assessments were required, the screening questions and their answers are listed in the next section. This led to 1 out of 5 detailed impact assessments being completed. The assessments required are:

- Town Centres First

In total there are 0 positive impacts as part of this activity. There are 0 negative impacts, all impacts have been mitigated.

A detailed action plan with 1 points has been provided.

This assessment has been approved by mairi.stewart@aberdeenshire.gov.uk.

The remainder of this document sets out the details of all completed impact assessments.

2. Screening

Could your activity / proposal / policy cause an impact in one (or more) of the identified town centres?	Yes
Would this activity / proposal / policy have consequences for the health and wellbeing of the population in the affected communities?	No
Does the activity / proposal / policy have the potential to affect greenhouse gas emissions (CO2e) in the Council or community and / or the procurement, use or disposal of physical resources?	No
Does the activity / proposal / policy have the potential to affect the resilience to extreme weather events and/or a changing climate of Aberdeenshire Council or community?	No
Does the activity / proposal / policy have the potential to affect the environment, wildlife or biodiversity?	No
Does the activity / proposal / policy have an impact on people and / or groups with protected characteristics?	No
Is this activity / proposal / policy of strategic importance for the council?	No
Does this activity / proposal / policy impact on inequality of outcome?	No
Does this activity / proposal / policy have an impact on children / young people's rights?	No
Does this activity / proposal / policy have an impact on children / young people's wellbeing?	No

3. Impact Assessments

Children's Rights and Wellbeing	Not Required
Climate Change and Sustainability	Not Required
Equalities and Fairer Scotland Duty	Not Required
Health Inequalities	Not Required
Town Centre's First	No Negative Impacts Identified

4. Town Centre's First Impact Assessment

4.1. Local Factors

Indicator	Positive	Neutral	Negative	Unknown
Town centre assets		Yes		
Footfall		Yes		
Changes to road layouts		Yes		
Parking		Yes		
Infrastructure changes		Yes		
Aesthetics of the town centre		Yes		
Tourism		Yes		
Public safety		Yes		
Town centre business		Yes		
Cultural heritage and identity		Yes		
Social and cultural aspects		Yes		

4.2. Evidence

Type	Source	It says?	It Means?
Other Evidence	Aberdeenshire Local Development Plan 2023	Policies relating to Town Centres	Presumption in favour of development within town centre.
Other Evidence	Planning History	Previous permissions granted on the site (APP/2021/1304)	The principle of developing class 3 uses on this site is established.

4.3. Overall Outcome

No Negative Impacts Identified.

The proposed use is not currently located in the town centre, so is not being lost from the town centre. It is therefore difficult to conclude a negative impact on the town centre, i.e. unlikely to be loss of footfall.

However out of town drive through food and drink units are not likely to have a positive effect on the town centre.

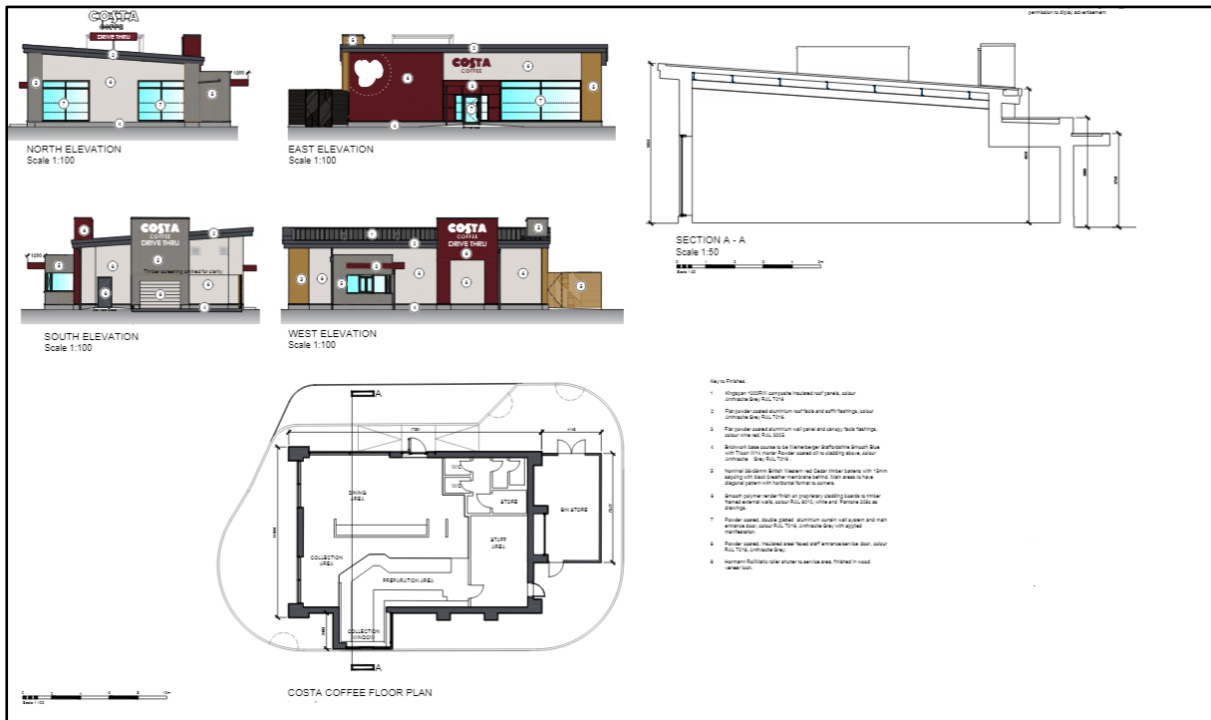
5. Action Plan

Planned Action	Details
Report Application to Committee as a departure from Aberdeenshire Local Development Plan.	<p>Lead Officer Sarah Graham</p> <p>Repeating Activity No</p> <p>Planned Start Tuesday March 19, 2024</p> <p>Planned Finish Tuesday March 19, 2024</p> <p>Expected Outcome Application reported to Area Committee for decision</p> <p>Resource Implications n/a</p>

APP/2023/1866

Appendix 2





Comments for Planning Application APP/2023/1866

Application Summary

Application Number: APP/2023/1866

Address: Site Adjacent To Burnside Business Centre Burnside Road Peterhead Aberdeenshire

Proposal: Erection of 2 Drive-Thru Restaurants (Class 3/Sui Generis) with Associated Works

Case Officer: Sarah Graham

Customer Details

Name: Mr Bruce Sutherland

Address: 24 The Galleria, Aberdeen AB11 6FB

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant seems to have overlooked the specifics of EV parking requirements which are now (as of June

2023) in force and dictated by Scottish building standards, in this case - the non-domestic technical handbook, section 7.2. This covers how many spaces are required to have access to active chargers, the required specs of the chargers, as well as other pertinent information. If the applicant addresses this then consider this objection rescinded.

It should also be noted that any EV spaces should adhere to PAS 1899:2022 standards on accessibility.

REPORT TO BUCHAN AREA COMMITTEE – 19 March 2024

DEVELOPING EXCELLENCE IN OUR NORTH COAST COMMUNITIES – PETERHEAD VISION AND ACTION PLAN FINAL PROGRAMME REPORT

1 Executive Summary/Recommendations

1.1 This report provides 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.

1.2 The Committee is recommended to:

1.2.1 Consider the report and provide comments to the Infrastructure Services Committee (ISC) on the contents of the report for Peterhead in Appendix 1.

1.2.2 Note that comments will be collated following consultation with other affected Area Committees before the final report is presented to Infrastructure Services Committee on 16th May 2024.

2 Decision Making Route

2.1 On 17 March 2016, Infrastructure Services Committee (Item 17), approved a new Regeneration Strategy, “From Strategy to Action: Developing Excellence in our North Coast Communities” which concentrates regeneration efforts in the four northern towns of Banff, Macduff, Fraserburgh, and Peterhead. The Committee also agreed the plan for each town and budget allocations to the plans, summarised in the table in section 3.2 below.

2.2 Progress update reports have been submitted to the Buchan Area Committee every six months and to Infrastructure Services Committee annually, with the exception of the period covering the height of the Covid-19 pandemic when the work of the Regeneration and Town Centres team was refocused on business response and recovery tasks. The previous update report was discussed by the Committee on 30th May 2023 (Item 6), and the Committee requested that a final report be submitted to committee as we transition to the Peterhead 2040 plan. At their meeting on 24th August 2023 (Item 6), ISC also requested that a final programme report be submitted by May 2024.

3 Discussion

3.1 Whilst this report completes this format of reporting on the Vision and Action Plan, it does not mean that work to achieve outcomes stops. The success of this place-based approach as part of our Regeneration Strategy has led to a Place Policy being shaped that proposes to embed the approach taken, enabling services across the Council to be responsive to Place Based Approaches. This Policy will be submitted to Full Council for approval in June-

2024. There have been multiple plans in place over this period, not least of which are the Community Planning Plans and Locality Planning exercises. This move towards a Place Policy is proposed to simplify the plan landscape, and enable closer working towards improving outcomes across the Council and across our partnerships.

- 3.2 The Place Policy is proposed to be guided by a data dashboard, which will enable services to analyse the priorities across Aberdeenshire and respond appropriately in a more systematic way to needs and opportunities. It will encourage services to work together also in a more effective way towards change. Whilst this move towards a Place Policy may take time to embed, there are many developments started under this programme which will continue to drive progress.
- 3.3 Appendix 1 gives a summarised report of the programme in Peterhead. Of these many measures, the actions below will continue to develop throughout this transition to a Place Policy:
- Approval of £15.97 Million for the Cultural Quarter Levelling Up bid has been a huge boost to the development of the town centre. The project will redevelop 3 historic buildings in the conservation area and will provide a new regional museum, educational and cultural space in the heart of Peterhead. Bids to other external funders will continue to be submitted for the fit out of the museum. A further £49,000 has been agreed from Peterhead Vision and Action Plan in March 2024 for a creative engagement officer, who will work with the community of Peterhead, and in particular those who do not normally engage, to develop the heritage content of the museum.
 - An events programme is planned for 2024 in the town centre, focusing on the utilisation of the revamped Drummers Corner area.
 - Peterhead Development Partnership has invited presentations from energy infrastructure developers and associated partners over the course of the year to extend partnership understanding of the opportunities and challenges ahead. Peterhead Port Authority has re-established Peterhead Energy Transition Forum to bring local infrastructure and engineering partners together to develop a shared understanding between key partners. A prospectus is planned to pull together the opportunities and market Peterhead for inward investment. Connections between these major infrastructure projects, sourcing community benefits from the developments that help to deliver improvements to our community and ensuring that they contribute a positive legacy to Peterhead 2040 will require genuine working relationships and coordination over the course of Peterhead 2040.
 - Continued delivery of the Place Based Investment Programme (PBIP) across Aberdeenshire which has supported Peterhead Area Community Trust (PACT) with £232,199 towards the £332,199 pump track facility in Victoria Park. Investment was also made to Strichen Town House to start conservation measures on the property. The 2024 / 2025 year of PBIP

applications are currently being assessed as we await confirmation of the programme value from the Scottish Government.

- Work on progressive procurement will continue, following the successful outcomes delivered as per Appendix 1. An application for Local Authority Economic Recovery (LACER) funds has been made which will look to extend the success achieved to date and widen and deepen Local Wealth Building across the Council. This work will continue to drive local economic wealth and be focused via the Place Policy and data dashboard.
- It is anticipated that the works at Clerkhill will be contracted during April 2024 to make safer and more pleasant access to the Clerkhill shops. Ground condition investigations and complex external funding opportunities have hampered earlier designs, but a simplified scheme can be delivered utilising funds from the Peterhead Vision and Action Plan.
- The Tackling Poverty and Inequalities work will continue to focus on Aberdeenshire wide interventions to improve equality outcomes and Buchan Community Planning group will bring partners together at a local level to communicate and develop local responses. The Place Policy proposes that future Place Plans are co-owned by the community and Community Planning Partners, thereby bringing greater cohesion and traction.

3.4 Funds were agreed for regeneration aligned with the plans for each of Banff, Macduff, Fraserburgh and Peterhead. These funds are held in the Council’s Regeneration & Priority Town Centre Reserve and the current position is noted below for Peterhead:

	Indicative Allocation £	Committed £	Uncommitted £
Peterhead	1,566,000		

3.5 Since the impact of Covid-19 and increased pressure on local authority funding models, there has been a positive effort to secure external funding for any pipeline projects. We have therefore brought significant external funding into delivery through for example, Coastal Communities (seaweed project), LACER (local procurement and wealth building), Shared Prosperity (Enterprising Aberdeenshire) and Levelling Up (Cultural Quarter). This has saved having to commit all of the local authority funds available on new initiatives. The balance of funding from the reserve will be moved into a Place Strategy Reserve and will be available for projects aligned with the Place Strategy.

3.5 Each of the regeneration plans contain ambitious output and outcome indicators and targets to aim to achieve over the lifetime of the plans. It is of credit to the partners involved in regeneration efforts – particularly in light of the disruption caused by the pandemic and more recent economic events - that most of the outcomes in the Peterhead plan have been achieved or exceeded. An outcome summary is contained within appendix 1.

4 Council Priorities, Implications and Risk

4.1 This report helps deliver the Strategic Priorities “Economic Growth” within the Pillar “Our Economy” and “Resilient Communities” within the Pillar “Our Environment”.

4.2 This report helps deliver against the Aberdeenshire Council Regeneration Strategy, “From Strategy to Action: Developing Excellence in our North Coast Communities.

4.2 The table below shows whether risks and implications apply if the recommendations are agreed.

Subject	Yes	No	N/A
Financial		X	
Staffing		X	
Equalities and Fairer Duty Scotland		X	
Children and Young People’s Rights and Wellbeing		X	
Climate Change and Sustainability		X	
Health and Wellbeing		X	
Town Centre First		X	

4.3 There are no staffing or financial implications as a result of this report.

4.4 The screening section as part of Stage One of the Integrated Impact Assessment process has not identified the requirement for any further detailed assessments to be undertaken as this report is for information and discussion only. However, it should be noted on a general basis that most of the projects and schemes included within the regeneration plans will contribute positive outcomes against many of the assessment themes. More details are contained in the Appendix.

4.5 The following Risks have been identified as relevant to this matter on a Corporate Level:

- *ACRP005 Partnership policy. This report summarises partnership input to regeneration and the need for this to continue.*
- *ACORP006 Reputational Management. This report provides good evidence that the council and its partners are delivering against previously agreed plans.*
- *ACORP007 Social Change. This report takes into account demographic changes in Aberdeenshire’s most vulnerable towns and considers improvements and changes to the plans as a result.*

[Corporate Risk Register](#)

The following Risks have been identified as relevant to this matter on a Strategic Level:

- *ISR002 – Regeneration. The Report illustrates that progress is being achieved in the regeneration plans and that they are being appropriately monitored and managed.*

[Strategic Risk Register](#)

5 Scheme of Governance

- 5.1 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments are incorporated within the report and are satisfied that the report complies with the Scheme of Governance and relevant legislation.
- 5.2 The Committee is able to consider this item in terms of Section B.1.2 of the List of Committee Powers in Part 2A of the Scheme of Governance to consider, comment on, make recommendations to Services and any other appropriate Committee on any matter or policy which impacts its Area.

Alan Wood
Director of Environment and Infrastructure Services

Report prepared by Christine Webster, Team Manager, Place Economy
04 March 2024

List of Appendices –

APPENDIX 1 – VISION AND ACTION PLAN FINAL REPORT – PETERHEAD

Peterhead
Vision &
Action Plan
Final Report –
February 2024



Aberdeenshire
COUNCIL





Foreword

COUNCILLOR ALAN TURNER, CHAIR OF INFRASTRUCTURE SERVICES COMMITTEE

It is with gratitude to the many partners involved and to my fellow Elected Members over the course of this programme that we now present a final programme report on the Peterhead Vision and Action Plan. The Regeneration Strategy sought to build on assets in our four northern towns, to facilitate the creation of greater opportunities, and our ability to grasp those. Of course, regeneration is not about any single action or single partner but about multiple actions and multiple partners over time building resilient social, economic and physical capital.

Property owners who have invested, with our support, in bringing back vacant buildings into use, economic partners like Robert Gordons University working with our library service to develop business ecosystems in our well loved libraries, our Ports in Macduff, Fraserburgh and Peterhead planning and investing in critical infrastructure to support our maritime industries. Our town centre businesses who have worked tirelessly to maintain town centre offerings against appalling economic and social dynamics is testament to the strength of character of our towns and community spirit. That same community spirit has rallied over the period to develop valuable community assets like the Vinery in Banff, Victoria Park in Peterhead, and multiple sports facilities in Fraserburgh. Repositioning our coastal towns to be at the confluence of our land and sea assets is long term work. Our north coast communities still face health and economic inequalities. This leads us to develop a broader Place Based approach across Aberdeenshire, across all of our services, to build on the foundations created by this programme and work diligently to ensure the opportunities afforded to us over the next decade are inclusive of all communities, that our economic focus develops local wealth, is inclusive and sustainable. I look forward to working with many more partners in these endeavours and to continue to strengthen the towns of Banff, Macduff, Fraserburgh and Peterhead through this approach.

COUNCILLOR DIANNE BEAGRIE, CHAIR OF BUCHAN AREA COMMITTEE

Councillor Dianne Beagrie, Area Committee Chair: As we reflect on the progress made throughout the Peterhead Vision and Action Plan, let's also acknowledge the opportunities that lie ahead to consolidate these. The success of our regeneration program is a testament to the resilience and determination of our community. Together, we have proven that positive change is not only possible but achievable through shared vision and concerted action. Peterhead is a pioneering town, that supports an entrepreneurial culture. We have supported and welcomed the Arc Cinema to invest an anchor facility in our town centre. We have laid the foundation for significant investment from the Levelling Up Programme through seeds sewn during the investigations into a heritage led approach. We have already begun work on Peterhead 2040, bringing together the partners that will be delivering change over the next decade. Moving forward, we consider the role each of us can play in shaping the ongoing narrative of our community's regeneration. Fostering greater pride in our built environment; seeing Millions of investment in our Cultural Quarter, and very much looking forward to our amazing educational facilities in Peterhead Community Campus. We are entering a new phase of development which will see new economic interest in Peterhead and we look forward to working with new partners too, to ensure a positive legacy for our community.





Introduction

Aberdeenshire Council's Regeneration Strategy, "From Strategy to Action: Developing Excellence in our North Coast Communities" was agreed by Infrastructure Services Committee on 17 March 2016. This strategy agreed to concentrate regeneration efforts in the four northern towns of Banff, Fraserburgh, Macduff and Peterhead. Infrastructure Services Committee also agreed the plan for each town and notional budget allocations for each from the Council's regeneration reserve.

The Peterhead Vision & Action Plan 2016-2021 received a notional budget allocation of £1,566,000 over the lifetime of the Plan. In addition, a Property Investment Fund was established with an allocation of £400,000, a large part of which has been invested in Peterhead.

Locally, the delivery of the Plan has been overseen by the Peterhead Development Partnership, whose membership comprises four Elected Members, Council officers and local partners representing business and community groups in the town.

The Vision & Action Plan aim was to gather partners around a programme of interventions to improve many aspects of living and working in Peterhead. The plan includes visible and invisible actions, and short, medium and longer term action. The Plan focuses on three core themes (Peterhead Economy; Open to the World, Integrating Communities; Celebrating Peterhead's Differences and Connecting, Reinforcing and Rediscovering Peterhead's Town Centre) with several objectives and activities underpinning each theme.

In October 2019, a Mid-Term review of the Plan was carried out by the Partnership. This review identified strong progress in most areas and a desire to continue to pursue impactful initiatives. In March 2020, with the onset of the Covid-19 pandemic, progress stalled as prioritisation was given to the pandemic response and recovery. The Council's reserves budgets, including the regeneration reserve, were frozen in April 2020 for around 15 months, although the budget was made available again to support priority projects. Having effectively lost around 18 months of delivery time, it was agreed that the Regeneration Plans remain live until such time as the Aberdeenshire Place Strategy was more advanced.

Whilst this is a final summary report on the Plan, some projects remain ongoing. At the time of writing, £1,184,412 of the original Plan budget had been committed to projects, most of which are now complete. Where possible, match and external budgets were sought to add value to this budget. Including the two Property Investment Fund projects; Arc Cinema and 20 Chapel Street, the total investment from direct projects was £3,990,189. With confidence and feedback loops playing such a vital part of investment, the council and our partners leadership in investing in Peterhead, it is estimated that over £1.5Bn of investment has completed over the programme period in Peterhead and surrounding areas.

At the outset, the Plan also established a range of socio-economic Indicators and Targets that it hoped to deliver. At the time of writing this update, 7 of the 9 indicator targets had been met or exceeded (often by a significant margin) with plans in place to address new business start ups via the Enterprising Aberdeenshire and Positive Procurement projects, and a proposed plan of town centre events over 2024 which will improve the event target.

Peterhead Vision and Action Plan Priorities 2016-21

Vision: Peterhead is the vibrant economic hearth for the Buchan Communities, and reaches out to the world via its maritime industry, enterprise, ambition, culture and its communities.

Peterhead's town centre has been rediscovered, with improved facilities including a diverse, quality, family friendly shopping / leisure experience and evening economy with interesting cultural events.

The distinct communities in Peterhead work together to celebrate differences with renewed civic confidence and pride of place. This is an independent, energised, committed and supportive community town.

Peterhead – Open to the World

Connections across the world can be maximised and extended. Benefits can be felt by the community through a higher wage economy.

Integrating Communities – Celebrating Peterhead's Differences.


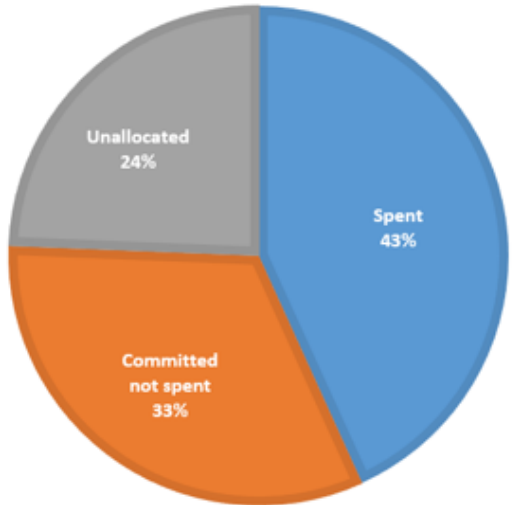





Bringing distinct communities together, becoming an even more independent, energised, committed community.

Connecting, Reinforcing and Rediscovering Peterhead's Town Centre

Key sites and buildings are re-used and redeveloped, public spaces improved, and pride of place is enhanced.












Financial Summary Dashboard

PETERHEAD REGENERATION VISION AND ACTION PLAN PROGRESS UPDATE		PERFORMANCE DASHBOARD	
FINAL REPORT – SPRING 2024			
FINANCIAL SUMMARY			
 <p>Notional allocation: £1,566,000 Commitment to date: £1,184,412 Spend to date: <u>£676,781</u> Unallocated: £381,588</p> <p><i>In addition to expenditure on the core themes, a sum of £8,754 was spent during the Plan period on strategic and administrative costs.</i></p>		 <p>Projects Supported: 28</p>  <p>Leverage: <u>£1</u> : £2.90* <u>£ Regen</u> : £ Match</p> <p>* <u>including</u> the two Property Investment Fund schemes supported which were funded from <u>outwith</u> the main Theme budgets below.</p>	
 <p>THEME 1 – PETERHEAD ECONOMY</p>	 <p>THEME 2 – INTEGRATING COMMUNITIES</p>	 <p>THEME 3 – TOWN CENTRE</p>	
<p>Allocation: £450,000</p>	<p>Allocation: £631,000</p>	<p>Allocation: £485,000</p>	
<p>Commitment: £53,015</p>	<p>Commitment: £585,427</p>	<p>Commitment: £545,970</p>	
<p>Spend: £54,173</p>	<p>Spend: £153,679</p>	<p>Spend: £468,929</p>	
<p>Total Investment Value: £182,668</p>	<p>Total Investment Value: £926,677</p>	<p>Total Investment Value: £621,238</p>	
<p>Unallocated: £396,985</p>	<p>Unallocated: £45,573</p>	<p>Over allocated: -£60,970</p>	

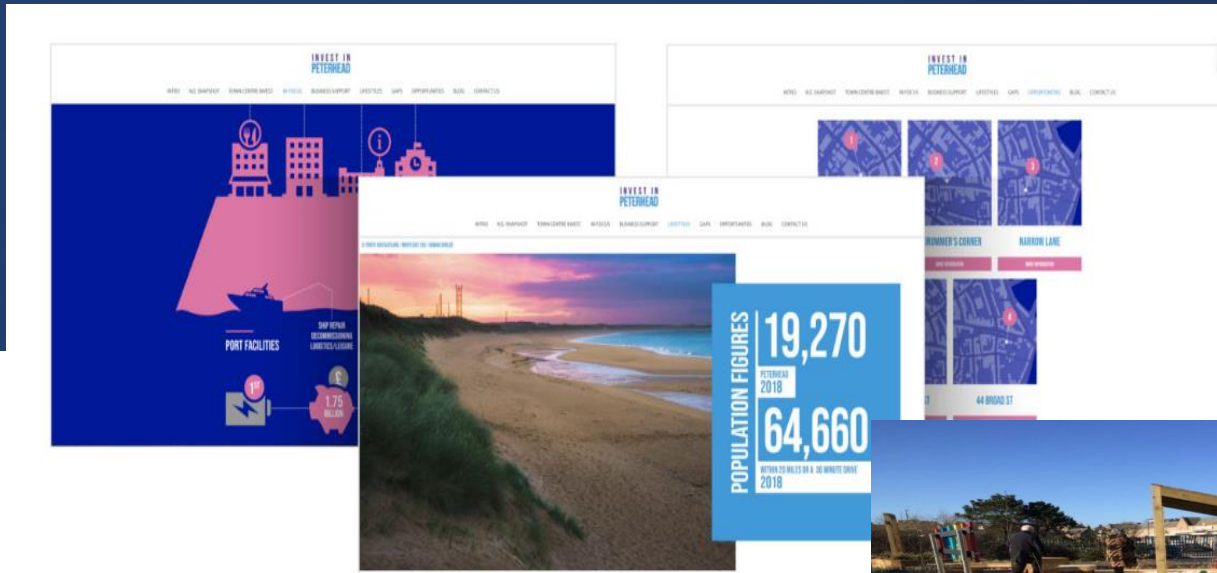


Outputs Summary Dashboard

 OUTPUTS AND OUTCOMES SUMMARY – CORE INDICATORS (FROM ACTION PLAN)				
	Core Indicator	Target (2016-21)	To date**	Balance to deliver
	Leverage (non-Regeneration 'match' funding secured)	£1,675,000*	£2,592,878	£917,878
	Jobs Created or Sustained / Safeguarded	150	310.7	161
	New Business Creations / Start-Ups	33	32	1
	Business Assisted	84	258	174
	Number of Students reached	568	4,835	4,267
	Community Groups or Projects Assisted	25	57	32
	Events supported	58	18	40
	Number of Volunteers	100	112	12
	Volunteer Hours	2,600	18,119	15,519

* Reduced following Mid-Term Review and removal of linked capital projects (Campus and PPA investment)
 ** Figures based on either a) the number of Outputs contracted to funded projects, or b) the number reported as being actually delivered.

The Peterhead Storyboard – key projects and achievements



Victoria Park Development

Victoria Park was largely unused and in an abandoned state prior to the dynamic forces of Peterhead Area Community Trust (PACT) and their actions to bring the space back to the community. The venture started in 2019 with the initiation of the Barclay Park Pavillion, supported by the Vision and Action Plan. A wide community consultation directed the development of the rest of the site and the group have been working incrementally to create uses that add value to the town centre and adjacent communities. PACT have since been successful in funding bids to the Place Based Investment Programme to develop the play and leisure spaces and are currently applying to external funds to complete the project. It is now an attractive and functional area for use by all the community and will continue to deliver benefits and improve outcomes in Peterhead for years to come.



Arc Cinema & Drummers Corner

A gap analysis conducted in 2015 identified the evening economy as a key town centre opportunity. Together with works planned for Drummers Corner, this attracted the developers of the Arc Cinema to investigate an investment opportunity in the town centre. They were assisted through the council's Property Investment Fund to conduct a feasibility and subsequently a decision was taken to confirm that investment with support of £200,000 from the Property Investment Fund. Whilst the opening of the cinema during the Covid pandemic was unfortunate timing, the Peterhead Arc Cinema was one of the company's best performing cinemas at the time. It has continued to be an anchor development for the town centre.

The completion of Drummers Corner, also beset because of the Covid Pandemic is now a modern centerpiece in the town centre. The works included new lighting, reducing fear of crime, along with seating, new electrics for community events and a modern outdoor performance venue. A series of events is planned to showcase the venue and develop footfall in the town centre for 2024.





Invest in Peterhead Partnership

Investment follows confidence in the economics of a place. At the outset of the plan, there was a vacancy rate of circa 8.4 percent within the town centre and a collaborative partnership agreement was formed, led by Rediscover Peterhead with estate agents, property owners and Aberdeenshire Council to embark on building the positive profile of the town. A prospectus was produced, proactive marketing schedules and a marketing campaign led by Rediscover Peterhead was successful in attracting 16 new businesses opening during the time of the campaign resulting in a reduced vacancy rate of 6.5% in 2021. The marketing collateral developed is now being used by Invest in Aberdeen.

Cultural Quarter

Sometimes when things don't quite work out as planned, even bigger opportunities can be revealed. This was the case with the Cultural Hub and a proposed Heritage Led Regeneration programme, like that delivered previously in Fraserburgh and Banff. With initial scoping work conducted, applications were made to the National Lottery Heritage Fund and Historic Environment Scotland with positive results. As a result of the pandemic however, both organisations decided to refocus their schemes and applications had to be made a fresh.

At the same time, the Levelling Up fund was launched and it was decided based on the scoping work already undertaken to develop an ambitious Cultural Quarter project in Arbutnott House. The bid was successful and will result in a £15.97Million investment in an Aberdeenshire Museum.

Embracing the creativity that culture and heritage offer and engaging the whole community in the process of the Cultural Quarter, £49,000 of Peterhead Vision and Action Plan funding has recently been agreed to engage creatively with the community around the museum. This project will engage both those interested in culture and heritage and those communities living in the town centre, with particular focus on those that struggle to engage in traditional ways.



Working together, achieving more

*Evening*Express

North-east pupils get wind of turbine challenge

Pupils from a north-east school are set to embark on a long-term renewable energy programme.

The children from Peterhead Academy are using the skills and kit found in the school's state-of-the-art Stem hub to take part in workshops focusing on wind energy.

As part of the four-year project, which is hoped to reach around 2,000 S1 and S2 pupils, the children will be tasked with creating wind turbines.

The events are organised between Aberdeenshire Council, energy firm Equinor and TechFest.

Retaining and attracting talent and achieving generational change in the economic ability of the town was a key objective of the plan. Peterhead Vision and Action Plan invested, with Hywind, in a programme of education with Peterhead Academy, all feeder primaries, with teachers, young people and the community to excite them about opportunities on Peterhead's doorstep. The success of this project will be a model for future delivery as the economic potential of Peterhead in the energy transition is realised.



Business Support - Progressive Procurement

By attempting to buy more from local suppliers, so that the effect of each pound is 'multiplied' by being spent and re-spent in wages and consumer spending. This is often combined with buying from more small- and medium-sized enterprises (SMEs). According to one study, **63 pence** per pound, on average, is spent in the local area if local authorities buy from SMEs, while that figure is only **40 pence** when spent with larger firms.

Aberdeenshire Council buys a large amount of goods and services, from construction materials to social care services. These goods and services can be used to benefit our local economy by supporting our Aberdeenshire business to tender for public sector contracts.

The project launched with three business breakfast events hosted across our Northern towns, Banff, Fraserburgh & Peterhead complemented by drop-in sessions and one to one engagement, aimed at raising the profile of the project and its support offerings. As of January 2024, over 150 meetings have been held with businesses across Banff & Buchan and Buchan. 45 of these one to one meetings have been businesses around Peterhead and have resulted in 25 referrals to the Supplier Development Programme and 5 new registrations to the Council's procurement system. 20 businesses benefitted from a procurement focussed business breakfast in Peterhead in November 2023.

Other notable achievements at a strategic level: community wealth building is now included as part of Aberdeenshire Councils Procurement strategy Meet the Buyer event being held in Aberdeen City in 2024, an increase in the number of public contract Scotland registrations which has expanded the number of local suppliers to Aberdeenshire Council as well as upskilling the businesses to register and become tender ready. Over the next 12 months the project will focus on providing support for key capital projects, including Levelling Up and Peterhead Community Campus, while continuing to support minor framework agreements, and highlight these to Aberdeenshire businesses. The role will increase the training opportunities available to businesses across Aberdeenshire to implement and deliver a progressive procurement approach.

Just to let you know and say thank you for the help as we have just successfully won two contracts through Public Contracts Scotland. Source Fraserburgh based business Joiner



Celebrating business partnerships, maximising impact.

During the period of the Regeneration Plan, Rediscover Peterhead played a pivotal partnership role to the Council in delivering small and larger scale business support and events such as the producers market and fish festivals. Throughout the Covid pandemic, they also provided vital financial support to town centre businesses and of course were lead partners in Invest in Peterhead. They implemented several projects such as full CCTV coverage of the town centre, and cleaning and lighting projects which helped improve town centre safety. Rediscover Peterhead were a Business Improvement District, voted in by businesses in 2017. A similar vote was held in September 2022 and businesses took the decision not to proceed with a Business Improvement District and Rediscover Peterhead ceased trading on 31st May 2023.

More recently, the Council facilitated a business networking event on the 29th January 2024 where 15 town centre businesses attended to discuss the potential of working together to share information and network for mutual benefit. They have agreed to continue to meet and collaborate with other town centre partnerships in Ellon and Fraserburgh.

Meanwhile, Aberdeenshire Council has committed to supporting the use of the 'Scotland Loves Local' giftcard, with around 400 businesses throughout Aberdeenshire registered to accept the card. Peterhead businesses have embraced the opportunity and a local gift card, which supports local businesses can be spent in any of the 48 participants in the town.

Acknowledging the future energy industry opportunities in Peterhead over the next decade, Peterhead Port re established the Peterhead Energy Transition Forum during 2023. This partnership of local engineering businesses with SSE Thermal, the Port, Asco, Norseia, Storegga and Scottish Maritime Academy are collectively working to maximise the benefits to Peterhead of energy transition opportunities.

To share local opportunities within the energy industry and the procurement opportunities around the Levelling Up projects, as well as the new Peterhead 2040 proposals, an event was recently facilitated by Aberdeenshire Council where over 30 businesses attended to hear about future plans and how they can benefit. Presentations were heard from SSEN Transmission, Skills Development Scotland and Marram Wind and feedback from attendees was very positive.





The Peterhead Snapshot – all our projects neatly packaged

enshire
COUNCIL



Note: this summary includes only those projects that have received direct financial support through the current Regeneration Action Plans. Arranged broadly in chronological order with the most recent projects at the top.

Project Name	Dates	Budget	Project Aims (summary)	Outcomes and Outputs achieved / targeted (summary)
FROM CURRENT REGENERATION ACTION PLAN, 2016-2024				
Peterhead Cultural Quarter Creative Engagement	February 2024 – February 2025	£49,000	Reach out to communities across Peterhead in the co- curation and co- development for the new library and museum.	<ul style="list-style-type: none"> 10 community groups will be supported to work up proposals for NLHF funding which will be taken forward. Visitor Product development through enhancement of the Cultural Quarter offering.
Pump track Feasibility, Peterhead Area Community Trust (PACT)	November 2022	£5,000	Evaluate the feasibility and develop proposals for a pump track facility at Victoria Park.	<ul style="list-style-type: none"> Feasibility completed and subsequent external funding application submitted and £232,199 of external funding invested.
Business Network Facilitation	November 2023 – November 2024	£1,500	Facilitate business networks to support the resilience of town centre businesses.	<ul style="list-style-type: none"> Target of 19 businesses supported.

Note: this summary includes only those projects that have received direct financial support through the current Regeneration Action Plans. Arranged broadly in chronological order with the most recent projects at the top.

Project Name	Dates	Budget	Project Aims (summary)	Outcomes and Outputs achieved / targeted (summary)
FROM CURRENT REGENERATION ACTION PLAN, 2016-2024				
Newfield Holistic Energy Ltd	Sep 2021	Total Project Costs £47,500 Regeneration Funds: £10,000	Site development work to unlock inward investment potential	<ul style="list-style-type: none"> • Leverage of £37,500 • Early stage site development to interest potential investors.
Invest in Peterhead Launch	March 2020	Regeneration Funds £25,090 Rediscover Peterhead £21,498	Develop Peterhead marketing collateral and raise the profile of investment opportunities to reposition the commercial marketing of Peterhead.	<ul style="list-style-type: none"> • Creation of stakeholder group • 1 prospectus document created • 7 proactive planning schedules • 16 New Business Start ups • Investment in 4 persistent vacant properties.
Sanctuary Housing Site Hoarding Art Installation	March 2020	Total Project Costs £1,500	To improve the visual amenity of the hoarding	<ul style="list-style-type: none"> • Artwork completed with kindness messaging.
Development of Peterhead Town Trail (phase 2)	March 2020	Total Project Cost £20,000 Regeneration Funds £10,000	Develop linkages to the town centre from the prison museum	<ul style="list-style-type: none"> • Town trail website delivered • Five additional panels • Town trail leaflets developed and distributed.

Project Name	Dates	Budget	Project Aims (summary)	Outcomes and Outputs achieved / targeted (summary)
Peterhead Town centre map panels	January 2020	Regeneration Reserve £2,450	<ul style="list-style-type: none"> Design of new town centre visitor orientation maps for Thistle Street, Maiden Street and Threadneedle Street Car parks 	<ul style="list-style-type: none"> Improved welcome to the town centre for residents and visitors Enhanced townscape of Peterhead Raised awareness of what the town centre has to offer leading to increased dwell time and town centre business income Modern, user friendly and consistent welcome to the town centre
Footfall counters	2018 through to 2019	Regeneration Reserve 2018 £3,528, 2019: £1,600.	<ul style="list-style-type: none"> Improved intelligence of town centre footfall and measurement of hot spot areas and lesser/ cooler footfall areas. 	<ul style="list-style-type: none"> Data shared with businesses and measured success of events.
PACT Victoria Park & Barclay Pavillion: Barclay Park Development Fees Victoria Park Concept Development Barclay Park Pavillions Capital Works	November 2018 December 2018 December 2018	Regeneration Reserve £9,497 Regeneration Reserve £9,250 Regeneration Reserve £55,000 External: £199,250	This staged project aims to bring vacant land on edge of town centre back into community use as a multi sports and leisure venue.	<ul style="list-style-type: none"> Refurbishment of decaying pavilion to provide 43sq metres of modern accessible facilities for general community use Restored public access space with health and wellbeing outcomes expected on an ongoing basis. £232,199 of Place Based Investment Programme funding secured
Conservation Area Renewal Scheme / National Lottery Heritage Fund Development	May – December 2019	Regeneration Reserve £75,000	Develop fundable proposals to create renewal in the physical realm through a heritage based approach. Develop technical appraisals of key sites and buildings e.g. Town House, Muckle Kirk, 34 Broad Street, Broad Street and Maiden Street car parks.	<ul style="list-style-type: none"> Option appraisal reports for the Town House and Muckle Kirk. Technical study for the reconstruction of 34 Broad Street Professional Designs for enhancements of two car parks Specialist consultant business case for external funding applications Ultimate investment of £15M from Levelling Up for Arbuthnott House

Project Name	Dates	Budget	Project Aims (summary)	Outcomes and Outputs achieved / targeted (summary)
Christmas Illumination, Rediscover Peterhead	September – December 2018	Regeneration Reserve: £6,500 Rediscover Peterhead £6,500	<ul style="list-style-type: none"> Increase footfall and develop exciting Christmas event 	<ul style="list-style-type: none"> Footfall of 1,572 500 visitors Local collaboration with Light Up group to expand Christmas events and celebrations over December.
Town Centre Gull Control	2017 2018 2019	Regeneration Reserve: £6,491 Regeneration Reserve: £6,400 Regeneration Reserve: £6,400 Rediscover Peterhead £6,400	<ul style="list-style-type: none"> Reduce seagull nuisance in the town centre through time making the properties an unattractive site for roosting. Multi pronged strategy employed including education. New licensing laws have made this activity unviable going forward. 	<ul style="list-style-type: none"> 2017: 156 nests removed, 307 eggs removed 2018: 541 Nests Removed, 1168 eggs removed 2019: 342 Nests removed, 774 eggs removed
Drummers Corner	2017 to 2023	Regeneration Reserve: £319,267 External Town Centre Fund: £145,000 Developer Obligations: £11,948	Redevelop an underperforming area of town centre to bring vibrancy and sense of purpose. Remove old Drum and replace with modern, fit for purpose performance area, lighting to improve anti social behaviour and modern electrical connections.	<ul style="list-style-type: none"> 1 new performance area, 5 new seats, 5 new tree guards, 3 new standard lamps, 8 items of artwork, 1 CCTV pole. 200 Sq metres of improved public space Leverage of £145,000 Public charette involving over 700 people. Improved perception of safety
Arcade Light Up Grant to Morgan Enterprises	June 2018	Regeneration Reserve: £3,479	Improve safety of shop owners and town centre visitors through improved canopy illumination.	<ul style="list-style-type: none"> Improved illumination at Drummers Corner Canopy. Energy Savings were reported 1 year after completion (target of 4.4t of Co2) 9 neighbouring businesses unanimously positive benefits Lighting extended until midnight to improve community safety

Project Name	Dates	Budget	Project Aims (summary)	Outcomes and Outputs achieved / targeted (summary)
Your Voice Your Choice Participatory Budgeting	March 2017 – March 2018.	Regeneration Reserve: £49,000 External Funding £71,000	<ul style="list-style-type: none"> Enable community empowerment and build social and community capacity. 	<ul style="list-style-type: none"> Success in recruiting and maintaining volunteers 12,000 votes cast 10 community projects supported Leverage of £71,000 from Health and Social Care Fund and Community Planning budgets
Rediscover Peterhead Seafood Festival	August 2018	Regeneration Reserve: £3,000 Rediscover Peterhead:£3,000	<ul style="list-style-type: none"> Provide an event to boost footfall in the town centre and celebrate a key industry asset of Peterhead, raising the profile of the seafood sector to consumers, potential employees and the community 	<ul style="list-style-type: none"> 1 event delivered. 3,500 footfall / 595 visitors Businesses claimed 23-30% uplift with a few cafes claiming 300% uplift in trade Pilot event led to an even bigger event in 2019 with external funding.
Keep Scotland Beautiful	September 2017	Regeneration Reserve: £1,550	<ul style="list-style-type: none"> Identify areas that could be improved in town centre cleanliness and identify actions that are above the council's core service provision. 	<ul style="list-style-type: none"> Suggestions of projects which were not statutory for Aberdeenshire Council to deliver were incorporated into the Rediscover Peterhead business plan
ERS Bid Ballot Costs	May 2017	Regeneration Reserve:£1,540	<ul style="list-style-type: none"> Support the democratic process of the Business Improvement District vote. 	<ul style="list-style-type: none"> Rediscover Peterhead was created in October 2017 and ceased trading in May 2023
Aberdeen Science Centre / Hywind STEM project	August 2018 – May 2023	Regeneration Reserve: £41,015 Hywind: £63,584	A four year project which aims to improve educational attainment and encourage students to achieve their full potential through increasing the number of pathway opportunities in Science, Technology, Engineering and Maths (STEM).	<ul style="list-style-type: none"> 1 classroom refurbishment Over 4000 individuals reached from young people in primary and secondary through and community outreach days. Career Long Professional Learning Teaching Staff 59 training events.
Lane Improvements	September 2018	Regeneration Reserve: £3,201	<ul style="list-style-type: none"> Access improvements to Queen Street 	<ul style="list-style-type: none"> Surface maintained to current road standards; lighting improved; lane made more accessible for all. 1 town centre initiative supported.

Project Name	Dates	Budget	Project Aims (summary)	Outcomes and Outputs achieved / targeted (summary)
Cleaning Peterhead	May 2018	Regeneration Reserve:£25,000 Rediscover Peterhead:£15,000	<ul style="list-style-type: none"> Improved cleanliness and develop greater pride in Peterhead town centre. 	<ul style="list-style-type: none"> Cleaning contracts issued to targeted areas to improve public perception and civic pride.
Artventure Shop decals	May 2018	Regeneration Reserve: £5,000 External funds:£5,000	<ul style="list-style-type: none"> A partnership project with Rediscover Peterhead to improve the appearance of empty shop units 	<ul style="list-style-type: none"> Design for “ Peterhead Past” completed and 3 decals in place.
Drumming Up Peterhead	March 2017	Regeneartion Reserve: £14,000	<ul style="list-style-type: none"> Grant to Modo Theatre to enable community utilisation and vibrancy in the Drummers Corner public realm. 	<ul style="list-style-type: none"> 14 events delivered
Peterhead Skills Hub	June 2017 – December 2018	Regeneration Reserve: £150,000 External Funding £150,000	Compass Point Partnership agreement with Aberdeenshire Voluntary Action and Aberdeen Foyer to provide one point of access to people with employability and income needs.	<ul style="list-style-type: none"> 19,800 referrals 262 individuals additionally supported 310 Job search supports 28 volunteer opportunities 14 work placements Match funding from ESF
Clerkhill	September 2016	Regneration Reserve: £234,000	Improve safety and access to Clerkhill Shops	<ul style="list-style-type: none"> Anticipated improvements to access 8 businesses. Equality outcomes. 1100 Sq metres of public realm improvements
Encounter	August 2016	Regeneration Reserve: £24,000	Encounter Café to test community appetite for cultural activities.	<ul style="list-style-type: none"> 710 events, 6000 volunteer hours, 80 young people signposted to services; language café resulting in cultural integration; conversational café focussing on mental health; formation of one new group; a cultural residency with international exposure; 7 people participated in a national arts programme.

**Buchan's Statement of Outstanding Business
as at 8th March 2024**

	Report Title	Date of Meeting	Action Agreed	Responsible Officer(s)	Progress To Date	Timeline
1.	Environment & Sustainability Works Programme 2023/24	30/05/23	(2) to request that the pedestrian crossing on Balmoor Terrace, Peterhead, be considered for ped-ex standard (see Action 11 below also) (4) to ask how the proposal to include participatory budgeting within Landscape Services is progressing	Ewan Wallace / Amanda Roe	(2) Update via email from Gavin King, dated 23/2/24, forwarded to Members	June 2024
2.	Developing Excellence in our North Coast Communities – Peterhead Vision and Action Plan Update	30/05/23	(1) to request that Officers report to BAC with a final report on the Peterhead Vision and Action Plan as we transition to the Peterhead Masterplan	Amanda Roe / Christine Webster	On BAC Agenda for 19/03/24	Recommend Removal

3.	Education & Children's Services Year-End Performance Monitoring Report – October 2022 to March 2023 (Council Priorities)	30/05/23	Agreed to request that Officers look at a sample number of students where performance could be improved and a sample number of those exceeding performance and provide feedback in terms of what support the School is providing	Laurence Findlay	Agreed at ECS Directorate Session on 5/3/24 that informal meetings will be arranged for BAC Members to meet with Primary & Secondary HTs to discuss Quality Improvement Plans	June 2024 – ACO to liaise with HTs to arrange opportunities to meet informally with Members
4.	Review of Common Good Policy	20/06/23	To request that Buchan's Funding Page on the Council's Website be updated and publicised	Theresa Wood	Comon Good Fund Policy Review is to be reported to Business Services April 2024. Other grant funds on Council Website, relevant to Buchan area, to be updated and again at start of financial year.	April 2024
5.	Scrutiny Report – 1st April 2022 to 31st March 2023	29/8/23	A report will come back to BAC in due course in line with the Petitions Procedure (see para 3.5)	Natalie Wood/ Jonathan Sharp (Roads Network Management)		BAC 23/4/24
6.	Buchan Area Plan 2021-2023 – Progress on Projects/Actions	29/8/23	To note that the Area Manager will report back on the transition arrangements for reporting on area activity	Amanda Roe/ Theresa Wood		March 2024

7.	Business Services Directorate Supplementary Procurement Plan 23-24	29/8/23	To request that Officers provide a progress update on the Mintlaw Depots Programme for Waste Services, by way of a briefing note	Raymond Terris	Members received an email from Raymond Terris on 30/1/24 provided an update and anticipated completion date of 30/6/24	July 2024
8.	Outstanding Statement of Business – Welfare Upgrade for Landscape and Waste Services (BAC 13/12/22)	14/11/23	Having received a timeline of May 2024 in relation to the Welfare Upgrade at the Ugie Street Depot - to request that this project be added to the Outstanding Statement to allow Members to monitor progress	Raymond Terris	Members received an email from Raymond Terris on 30/1/24 providing an update, which concludes stating that a further update will be provided in 3 months	May 2024

9.	Education and Children's Services Mid-Year Performance Monitoring Report - April to September 2023 (Council Priorities)	5/12/23	Agreed (1) in recognising the benefits of Foundation Apprenticeships, to request a breakdown of attainment between Foundation Apprenticeships and SQA's, and how the success rates are going to be evidenced, and (2) having raised concerns in relation to continuing Teacher vacancies, to welcome the opportunity to hear from the DYW Team as to what alternative opportunities might exist for the future	Andrew Ritchie	Date agreed for DYW Team to meet informally with BAC Members (26/03/24)	April 2024
10.	Statement of Outstanding Business	16/01/24	To request that the issue of lack of communication from Services be raised at the next monthly meeting with the Area Manager again	Amanda Roe		Referred to Area Managers Meeting – 26/03/24

11.	Environment & Infrastructure Services 2024/25 Procurement Plan	06/02/24	(3) to request that Officers provide an update on the requested crossings for Longside, New Pitsligo and Balmoor Terrace, Peterhead (see Action 1 above also) (4) to welcome sight of a plan showing the locations of the bridges, (5) to request clarification on the timelines for delivery of the projects	Gavin King	(3) Update via email from Gavin King, dated 23/2/24, forwarded to Members	(4) Plans forwarded to Members on 27/2/24 – Recommend Removal
12.	Business Services' Directorate Annual Procurement Plan 2024/25 - Procurement Approval	06/02/24	(4) to request an update in relation to the soft landscaping previously proposed for Catto Drive, (5) to request clarification on the timelines for delivery of the projects	Raymond Terris / Jenn Askildsen	Verbal update requested	