



From mountain to sea

Aberdeenshire
COUNCIL



Formartine Area Committee

23 January 2024



From mountain to sea



APP/2023/1641

Full Planning Permission for Erection of 49 Dwellinghouses (Change of House Types & Plot Layout to APP/2022/1429 for Erection of 64 Dwellinghouses with Associated Infrastructure & Open Space Without Compliance with Condition 1 (Off-Site Road Improvement Works) of Planning Permission Reference APP/2019/0753 at OP2 Site, Bonnyton Farm, Pitmedden, Ellon

A3

0 25 50 75 100 125m
Scale 1:2500



INFORMATION:

SITE AREA: 22,320m²

OS X (EASTINGS): 389420

OS X (NORTHINGS): 827642

KEY:

-  Red line denotes application boundary
-  Blue hatched area denotes planning application APP/2022/1429.



LOCATION PLAN
SCALE 1:2500

DEVELOPMENT MIX

Unit Reference	Unit Name	Unit Type	Plot Nos.	
			LH	RH
049	Affordable	Ground floor flat		1, 3
065	Affordable	First floor flat		2, 4
080	Affordable	Semi-detached	5, 8	6, 9
093	Affordable	Semi-detached / terraced	58, 60, 61, 63	59, 62
102	Affordable	Semi-detached		64
118	Affordable	Detached house	7	-
120	Tay	Detached house	10, 15, 17, 26, 55	21, 35, 37, 39, 46, 47, 48
129	Affric	Detached house	11, 12, 14, 23, 50, 56	18, 38, 42
136	Birse	Detached house	34, 43, 49, 52	33, 36, 44, 51, 57
139	Tummel	Detached house	13, 16, 24, 25, 28, 40, 41, 54	27, 30, 53
160	Katrine	Detached house	-	19
155	Lomond	Detached house	-	20, 29
176	Lyon	Detached house	31	22, 32, 45



Proposed Site Plan



Previously Approved Site Plan



Proposed



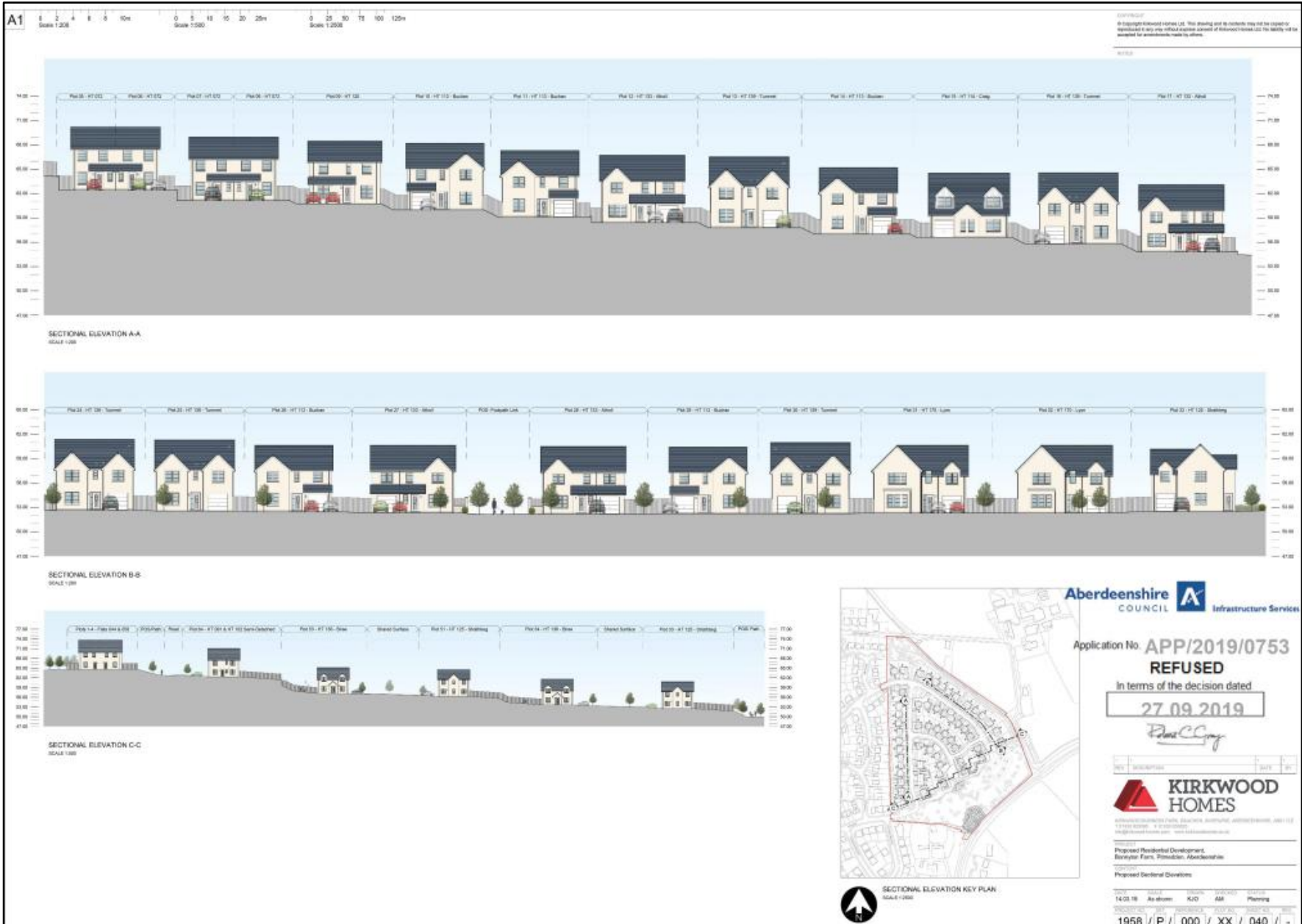
Approved under APP/2022/1429 and APP/2019/0753

Plot boundary changes to Plots 34/35/50/51



Proposed Street Scene





Previously Approved Street Scene



Proposed HT080



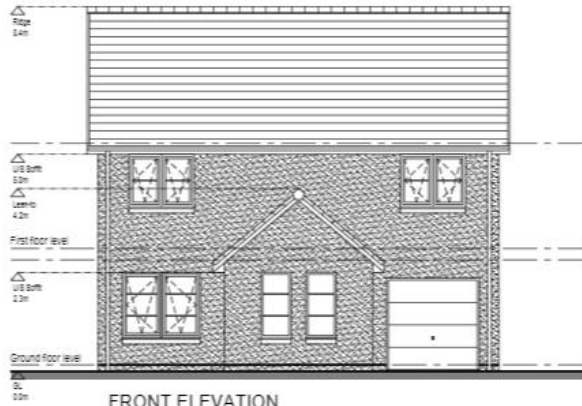
Previously approved HT072



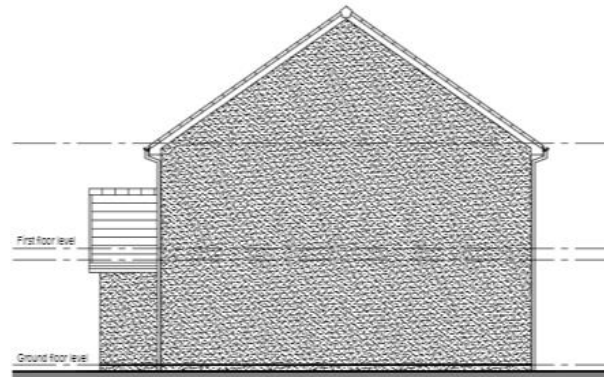
Proposed HT049 & HT065



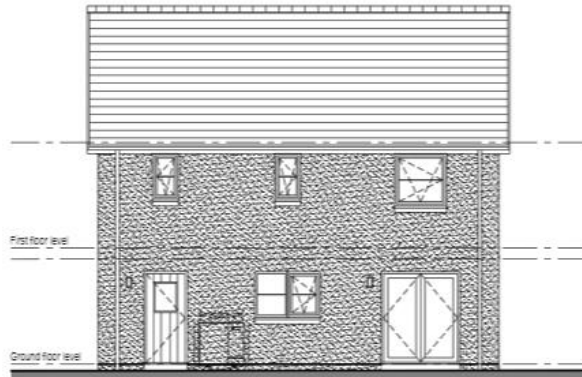
Previously approved HT044 & HT058



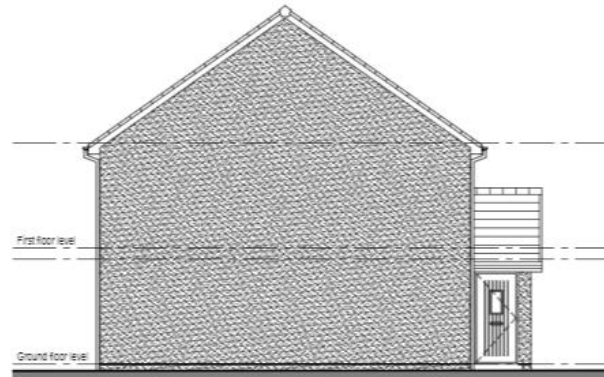
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



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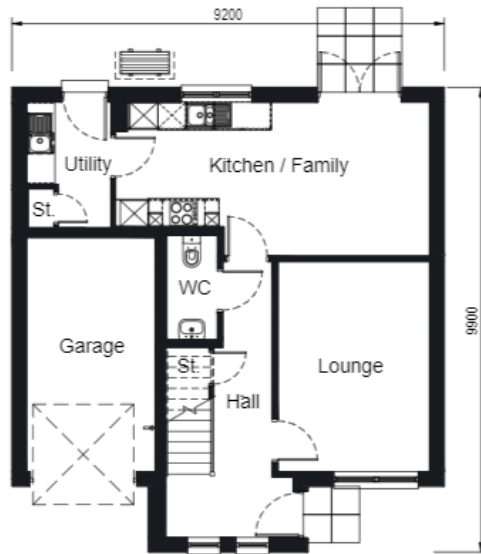
PROJECT
Residential Development at Pitmedden, Aberdeenshire

CONTENT
HT120 - Tay - Left Hand
Proposed Elevations

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REV	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	STATUS	DATE	BY
-	-	-	-	-	-	Planning	-	-
15.08.23	1:100	KJO	-	-	Planning			
PROJECT NO.	SET	REFERENCE	PLOT NO.	SHEET NO.	REV.			
1958	P	120	LH	02	-			

'Tay' Elevations



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



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PROJECT
Residential Development at Pitmedden, Aberdeenshire

CONTENT
HT120 - Tay - Right Hand
Proposed Floor Plans

REV.	DESCRIPTION	DATE	BY
-	-	-	-
DATE	SCALE	DRAWN	CHECKED
15.08.23	1:100	KJO	-
STATUS		PLANNING	
PROJECT NO.	SET	REFERENCE	PLOT NO.
SHEET NO.		REV.	

'Tay' Floor Plans



'Affric' Elevations



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



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PROJECT
Residential Development at Pitmedden, Aberdeenshire
CONTENT
HT129 - Affric - Left Hand
Proposed Floor Plans

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PROJECT NO.	SET	REFERENCE	P.O.
1958	P	129	L

'Affric' Floor Plan

FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

REAR ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100



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PROJECT
Residential Development at Pitmedden, Aberdeenshire

CONTENT
HT160 - Katrine - Right Hand
Proposed Elevations

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REV.	DESCRIPTION	DATE	BY

DATE	SCALE	DRAWN	CHECKED	STATUS
15.06.23	1:100	-	-	Planning

PROJECT NO.	SST	REFERENCE	PLOT NO.	SHEET NO.	REV.
1958	P	160	RH	02	-

Katrine Elevations



Katrine Floor Plan



Lomond Elevations

'Strathbeg'



FRONT ELEVATION
SCALE 1:100

External Services

'Craig'



FRONT ELEVATION
SCALE 1:100

'Buchan'



FRONT ELEVATION
SCALE 1:100

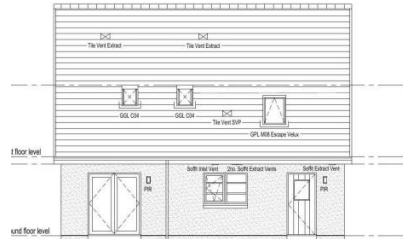
'Cairnie'



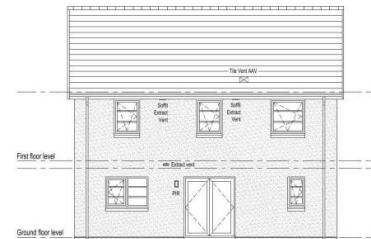
FRONT ELEVATION



REAR ELEVATION
SCALE 1:100



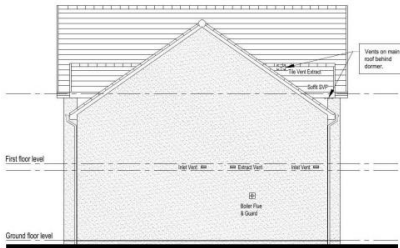
REAR ELEVATION
SCALE 1:100



DEAD ELEVATION



REAR ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

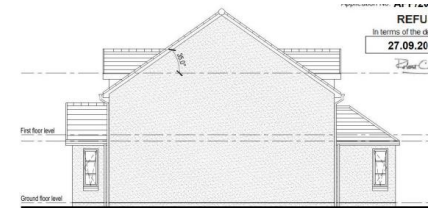


SIDE ELEVATION
SCALE 1:100

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of the
Town and
Country
Planning
Act 1972



SIDE ELEVATION
SCALE 1:100

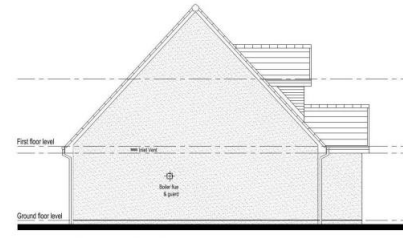


SIDE ELEVATION
SCALE 1:100

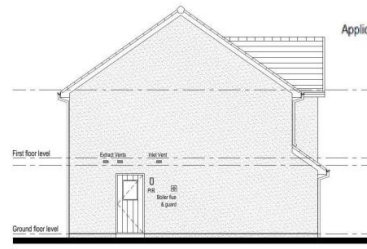
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Planning
Act 1972



SIDE ELEVATION
SCALE 1:100

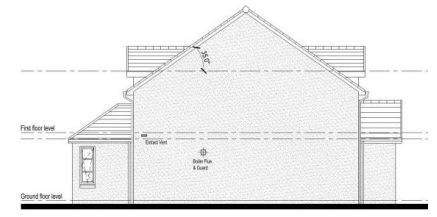


SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100

Applicati



SIDE ELEVATION
SCALE 1:100

**Photo of site
from northern
boundary
looking east**



**Photo of site
from North
looking South
(Breckview to
west)**



**Photo of site taken
from SW corner
looking North**



**Site Video –
viewed from north
of site**



**Site Video –
viewed from
south of site**





From mountain to sea

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COUNCIL



Thank You

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