

PP0870

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

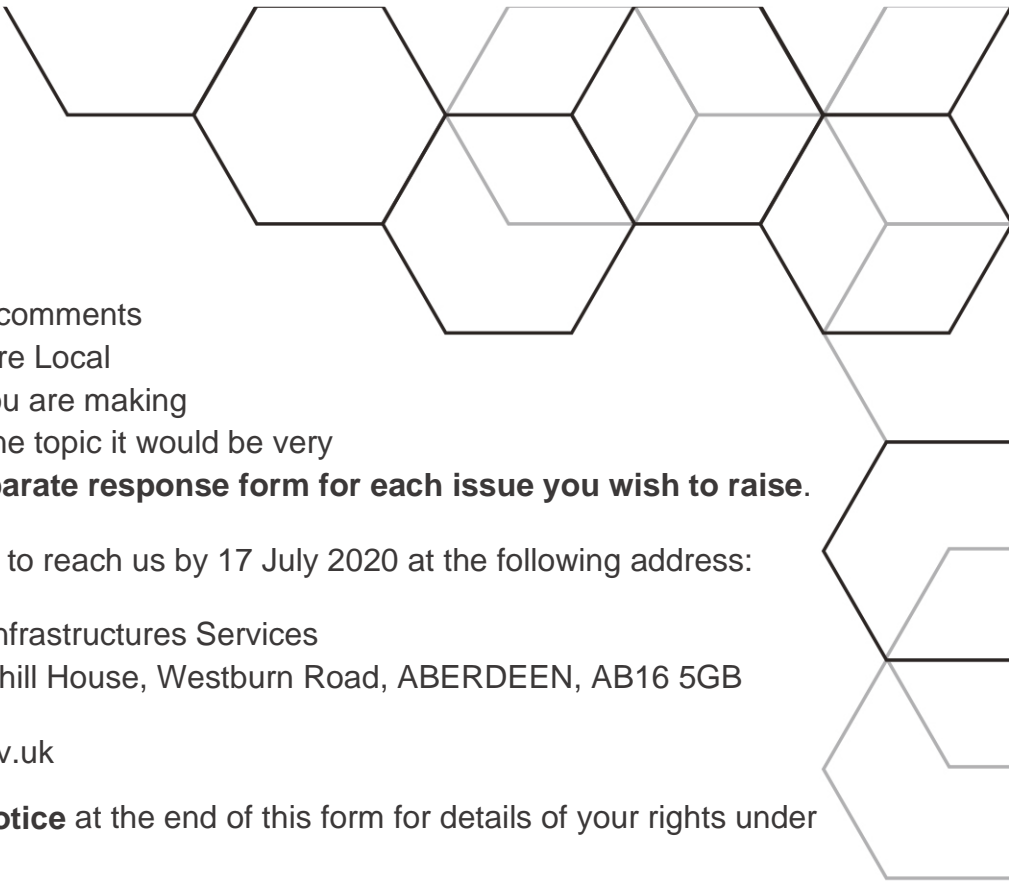
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mrs
First Name:	Gwendolyn
Surname:	Pirie
Date:	31.07.20
Postal Address:	██
Postcode:	████████
Telephone Number:	████████████████
Email:	██

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Ref LPD 2021 NN

1. Remove Potterton from the Strategic Growth Area on page 19 paragraph 5.14.
2. Section 8 p44 map Remove Potterton Housing Land Allocation
3. Appendix 4 p119 Map 3 Reinstate current Green Belt Boundaries around Potterton
4. Remove both OP sites from Appendix 7c Potterton Settlement Statement completely.

Reason for change:

Green Belt – Vernacular Buildings Milton of Potterton (Woodside Cottage)

Both OP sites are within greenbelt designated land, which should be retained. Shaping Development in the Countryside under Green Belt Policy R1.5 permits the sensitive restoration, conversion or extension of traditional vernacular buildings. The refurbishment of a traditional vernacular dwelling or building is actively encouraged as an important part of Aberdeenshire's character and landscape setting.

Woodside Cottage is a vernacular building which we are currently restoring. The cottage has sat nestled in the landscape since the 1500's, along with many other similar dwellings which make up the small community of Milton of Potterton. OP1 site will dominate Woodside Cottage and result in the loss of "sense of place" and its character. The OP development does not integrate well with the existing properties in the area. The DEPA reporter in 2017 recognized Milton of Potterton as having its own unique character out with the settlement of Potterton. Woodside Cottage belongs to that community.



Great care and a high level of investment has been made to ensure that the restoration and extensions consists of both traditional and new materials. A completed extension to the side of the property is built to reflect the original character of the dwelling.



Alternate view – Woodside Cottage sits at the bottom of Ancient woodland. A natural spring is located at the bottom of the slope along with a water well which both served the property. The ancient woodland is adjacent to OP1, while the water well and spring are located within the OP site. The proposed development would run up to the boundary of the woodland and to down to Woodside Cottage. The slope behind the house is higher than the cottage. The property will be overlooked and its “sense of place” and character in the landscape will be lost. The green belt should be retained to preserve the landscape setting.



The Landscape Character Assessment of Potterton completed in the 1990's described the "build development" as individual steadings that are widely scattered and generally traditional in style. It said that the topography of the area has influenced the settlement pattern, with most buildings being located in sheltered hollows as well as being associated with a group of trees. Woodside Cottage is a good example of this. The proposed OP1 site completely surrounds Woodside Cottage and dominates it.

The rear of the house shown below is still under renovation but is forming what will be a character vernacular building in Aberdeenshire's landscape. The dwelling is currently surrounded by open landscape.



One of the original features remaining in the house.



A traditional stone dyke has been constructed adjacent to the field boundary's, reflecting the buildings character and setting.



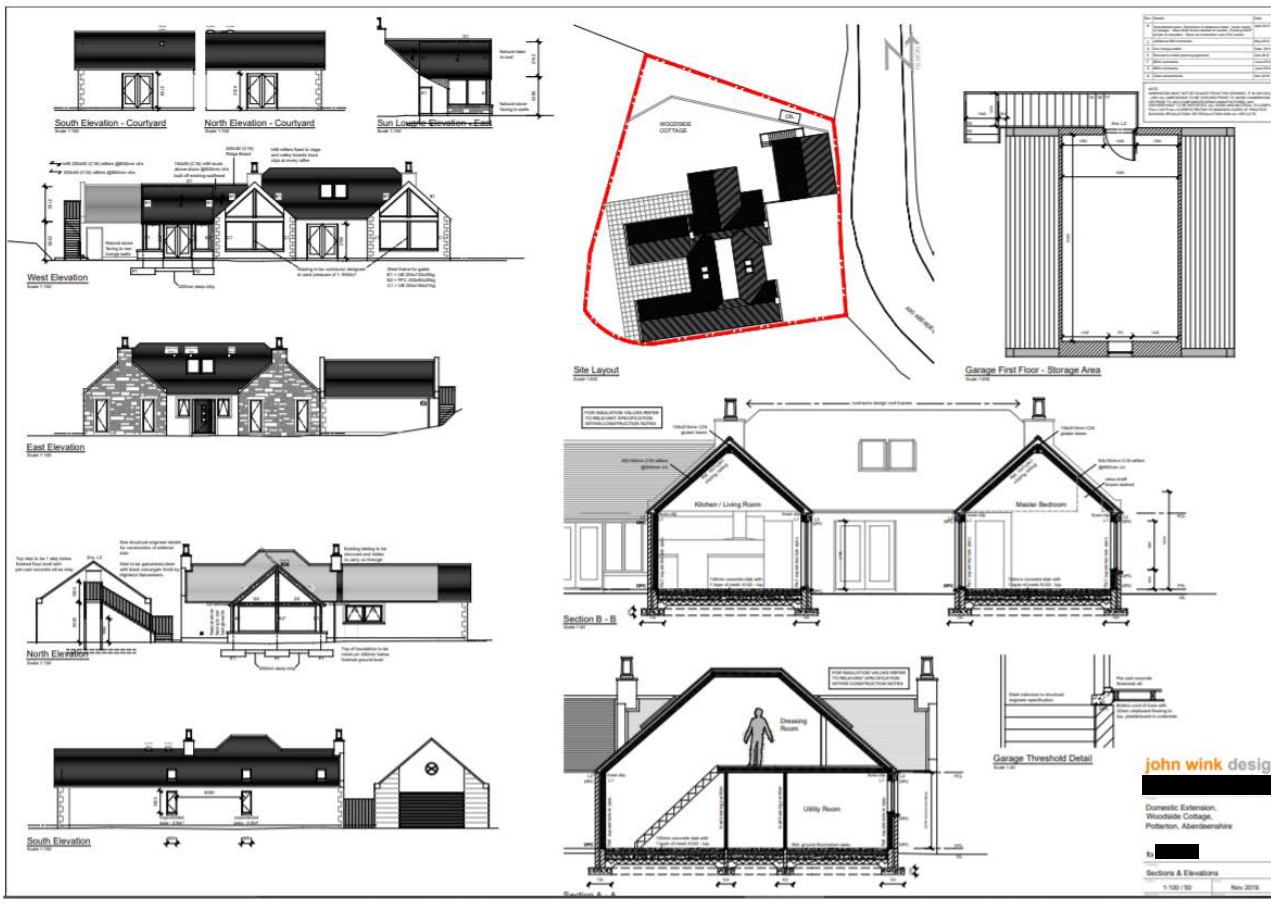
The new garage is finished with a polished granite facing, which is also used for the cottage window sills, surrounds and the top of the garden walls surrounding the property. Granite facings have been used as reference to Aberdeen and its granite heritage. The windows have been replaced with a sash and case style more in keeping with a cottage style and other homes in the area.



Below is the old prefab extension which we will be removed early next year, this is not in keeping with the character of the house. See below plans for completed conversion. The renovation was scheduled to complete this year but delayed due to Covid.



Below elevation drawings for the vernacular conversion. The flat roof extension above comes down and is replaced with a similar style cottage extension to reflect the original buildings character and style. The property will be complete by next summer.



Detail of investment this year to remove flat roof extension and replace with a similar style cottage to the left-hand side of the property - total cost [REDACTED] for structure only and excluding windows, doors and all internal fixtures and fittings.

Invested to date approx. [REDACTED] in restoration, conversion and ground works, excluding the purchase cost of the building in its original state at [REDACTED]. Total approx. invested [REDACTED] excluding cost to complete remaining fixtures and fittings. The conversion will replace a 2-bedroom home with a modern 4-bedroom family home while still respecting the original buildings history and retaining the character of the property.

This is not an investment property but rather a commitment to preserving and contributing to the character of the area and the buildings heritage. The Green belt should be retained to allow a clear separation of green space between Potterton village and Milton of Potterton to preserve its unique character and the style of vernacular buildings in its community. Large-scale two-story housing development does not fit with the area.

Tender Summary

Preliminaries
Builder Work
Carpenter & Joiner Work
Roofing Work
Plumber & Heating Work
Electrical Work
Provisional sums

Provisional Sums Summary

Supply and fix all steel work (Provisional Sum)
Supply and fit Stair and balustrade (Provisional Sum)
TOTAL

TOTAL

All above costings are excluding Value Added Tax

Recent amendments were made regarding roof height to add a half story. See below view of the planning department in reference to the character of the surrounding area. This confirms the view on what is an appropriate design for the area and its character.

[REDACTED]
Sent: 17 July 2020 19:32

[REDACTED]
Subject: RE: APP/2020/0392 - Woodside Cottage, Potterton, Aberdeenshire, AB23 7YX

Good Afternoon [REDACTED]

Thank you for sending me the amended plans. Your supporting statement seems to suggest that I had an issue with proposing an upper floor. What I was stating was that the roof design proposed to deliver that upper floor was not in character for the surrounding area. Providing photographs of other houses with pitched roof design demonstrates my option. However, the Planning Service considers that the reduction of the roof improved the appearance of the principal and rear elevation and, on balance, can accept the amended design.

I have amended the Processing Agreement, please sign and return this document.

Regards,

[REDACTED]
Development Management Planner

Aberdeenshire Council

45 Bridge Street

Eilon
[REDACTED]

Please see below neighbouring cottages. Surrounding properties formed part of the Potterton House Estate, its designed landscape, the old Mill and Farmhouse. All homes are cottage style character bungalows of 1 and 1 ½ story. Large-scale housing development does not fit with the place.



. Next neighbouring house to



PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.

