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Stonehaven & District Community Council

Main Issues Report Addendum Responses

Question 1 Wind Energy

Do you have any comments on the Revised Spatial Framework for Wind Energy Development, or the proposal to require the development industry to assess the “visual envelope” of settlements through the planning application process?

SDCC Response

On the assumption the wind energy development industry is willing and necessary regulations put in place to enforce them the SDCC have no objection to the “Development Industry” and thereby individual developers assessing compliance to the “visual envelope” in their Planning Application bids.

However, the onus of checking, policing if you like, and ultimate responsibility must still lie with the Aberdeen Council that it actual does comply with Scottish Government Directives. Individual developers may not know what other bids are on the go at the same time which could affect the distance between wind farms and thereby inadvertent breeches of the “visual envelope” could occur. However, in order to do that job of checking and policing it is hard to see how Aberdeenshire Council can do that without having established the extent of the “visual envelope” in the first place.

Question 2 Heat Networks

Do you agree with the preferred approach to promoting heat networks and district heating within the Local Development Plan?

SSCC Response

The SDCC agree that the Scottish Government proposals are likely to be expensive, time consuming and possibly lead to duplication, moreover, dilution with what is included in the Aberdeenshire Council 2013 MIR. The SDCC confirms Aberdeenshire Council’s 2013 MIR view on this question and supports Aberdeenshire Council’s preferred approached to promoting heat networks and districts within the LDP.

Question 3: Land Supply and Distribution

Do you agree with the assessment of land supply in light of the updated information? If not, please explain why.

SDCC Response

The SDCC believe that land supply for "Housing" within the Stonehaven & District area is adequately covered in the Aberdeenshire Council current LDP due to be published in January 2015.

Question 4: Additional Development Sites to Meet Local Needs

During consideration of the responses to the original Main Issues Report, two of Aberdeenshire Council's Area Committees identified areas of land that they wished to see allocated for development to serve local needs but which had not been included as "development bids" in the 2013 Main Issues Report. Paragraph 80 of Planning Circular 6/2013 states that if a particular issue or site arises that was not consulted on in the Main Issues Report the planning authority may need to carry out further consultation on that particular issue before publishing its Proposed Plan, if it wishes to include it in the plan. Aberdeenshire Council therefore seeks views on the small number of additional sites which Aberdeenshire Council wish to include in the Proposed Local Development Plan to meet local needs?

Question 4

Do you have any comments on the small number of new sites that Aberdeenshire Council intends to include in the Proposed Local Development Plan to meet local needs?

SDCC Response

Members of the SDCC at their meeting on the 9th September 2014 unanimously agreed that whilst advised that this particular question was directed to a select few Communities to incorporate changes in Scottish Government Planning policy and local circumstances where "development bids" for land had not been incorporated into the 2013MIR, the Stonehaven and District Community Council wishes it known that this situation applied equally to the local Stonehaven Community which they, the Community Councillors serve.

The request from the SDCC is that the Ury Estate and Mains of Ury South proposals reflect more accurately the needs of a vibrant and growing Stonehaven Community and the community's desire for a large supermarket development. The SDCC requests that these proposals be granted development bid status in the proposed LDP.