



Stonehaven & District Community Council

To David Niven Aberdeenshire Council Planning Officer  
From Phil Mills-Bishop Planning Secretary SDCC

Planning Application APP/2022/1676  
Erection of Visitor Centre (Class 10) including Class 1 (retail), Class 3 (Café/Restaurant, Class 3 (Kiosk) and 10 dwelling houses (enabling development and associated infrastructure land at Dunnottar Castle

Dear David.,

Please take this notification as the representation from the Stonehaven & District Community Council (SDCC).

The SDCC held its delayed September meeting at 0730pm on Tuesday 20<sup>th</sup> September where it debated the Planning Application APP/2022/1676. The SDCC, as a whole, were very keen to give a fair and balanced response. However, notwithstanding some very technical issues the general feeling within the Community Council was epitomised by an individual Community Councillor who voiced that if the housing element, in the application, was removed the approval for the Visitor Centre would be unanimous.

Unfortunately the housing element in the application is an enabler and indivisible to the development of the Visitor Centre despite it contravening the existing LDP and the new LDP up-to 2027 (shortly to be adopted by Aberdeenshire Council). Moreover, the proposed housing element is on active agricultural land and not allocated for housing under current Aberdeenshire Council Housing Policy, nor does the development contain 25% of affordable units.

None the less the SDCC approve the Application as a whole with “conditions”:

- a) That if Aberdeenshire Council Roads department approve the application subject to certain conditions the SDCC would incorporate those conditions into their conditions.

Moreover, that as part of their Developer Obligations remedial work or cash equivalent committed to ensuring that the East road exit, proposed from the housing development, onto the coastal road is sufficient for the extra traffic movements at that point. Moreover, as residents within the enabling housing development learn that there is an alternative short cut to the Town by turning down the coastal road and onto the road running alongside the existing BraeHead development to join the main South road into the Town that safe pavements and sufficient passing points are prepared to order to protect walkers, dog walkers, Schoolchildren and traffic coming in the opposite direction.

- b) That SDCC seeks further hydrological assurances and robustness on the total accumulative impact from proposed foul water and surface water run-off expectations from all elements of the development. For example the foul water expectation for the Visitor Centre alone in the Cameron Ross drainage assessment is around 20,000Lts based on a much lower predicted number visiting the Visitor Centre which could be three times higher at around 60,000Lts if higher footfall is realised particularly in the high season.

This requires further assurance from the developer that the total impact of both foul water and surface water run-off both from the Visitor Centre and the Housing Development can be deposited in a controlled manner into the HalyMyres Burn that will not lead to a higher risk of pooling at various points along the Burn. Moreover, that there is no reliance on the Public Sewer and drainage facilities and that the responsibility for regular maintenance, inspection of discharge etc will be done by the Applicant and not seek adoption nor investment by Scottish Water or Aberdeenshire Council.

Additionally, that the drainage report by Cameron & Ross is updated as foul and surface water calculations are based on a filtration-soil study in 2016 by McGregor that only effectively tested one bore hole out of 7 for levels of filtration. Additionally the surface water software parameters used in the Flood Estimation Handbook (FEH) 2013 version and the rain fall-surface water run-off predictions and variations need to be more robust when running the impact modelling.

- c) The SDCC requires that the Applicant not only adheres to the legal s75 Developer Obligations made by Aberdeenshire Council but also intimations made to the SDCC on: minimising emissions from the development as a whole by the use of materials and heating-energy systems to meet Scottish Government Net Carbon Zero requirements; ensuring more and enhanced electrical charging points availability at the Visitor Centre for electrical vehicles and various initiatives to minimise any potential adverse impact on the Town e.g., help facilitate transport links from-to the Castle, publicise local businesses and area attractions including the Coastal Trail Link etc.....

The SDCC also requires assurances from the Applicant that the Visitor Centre building works will develop commensurate with the build of the proposed enabling housing and infrastructure development etc.....

End of Representation 28/9/2022