

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

28 JANUARY 1999

SUBJECT: FINALISED CONSOLIDATED ABERDEENSHIRE LOCAL PLANS 1998

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

Abstract: This report advises the Committee of the publication of the Finalised Consolidated Aberdeenshire Local Plans 1998 by Aberdeenshire Council and concludes that there are no policy implications for Angus requiring formal objection to be lodged at this stage.

1 RECOMMENDATION

- 1.1 It is recommended that the Committee note the publication of the Finalised Aberdeenshire Local Plans 1998 and endorse officer level comments already forwarded to Aberdeenshire Council advising that Angus Council raises no formal objection to the document but requests continued consultation on the future development of RAF Edzell.

2 INTRODUCTION

- 2.1 Aberdeenshire Council has recently published the finalised Consolidated Aberdeenshire Local Plans 1998 comprising the revised Banff and Buchan Local Plan 3 (1998); the revised Gordon Replacement Local Plan (1998); and the (Second Revision) Kincardine and Deeside Local Plan (1998). A copy of the finalised plan is available for reference at the Planning and Transport Department, St. James House, Forfar.
- 2.2 The finalised plan encompasses a substantial geographical area covering the new administrative boundaries of Aberdeenshire although it has been subdivided into three constituent areas - Banff & Buchan, Gordon and Kincardine & Deeside.
- 2.3 This report considers any land use planning implications for Angus Council. In order to meet the timescale for comment on the Local Plan (24 December 1998), officer level comments reflecting the recommendation of this report have been forwarded to Aberdeenshire Council as the initial view of Angus Council.

3 KEY POINTS

- 3.1 The finalised Local Plan provides a detailed land use policy base to guide development throughout the Aberdeenshire area in the period to 2001. This represents the most recent statement of Aberdeenshire Council local planning policy until this is superseded by the next tranche of Local Plan to cover the period after 2001. The consolidated Local Plan comprises three previously separate Local Plans:-

- the revised Banff and Buchan Local Plan 3 (1998) - original title: the finalised Banff and Buchan Local Plan 3 (1995);
 - the revised Gordon Replacement Local Plan (1998) - original title: the finalised Gordon District Replacement Local Plan (1996);
 - the (Second Revision) Kincardine and Deeside Local Plan (1998) - original title: the revised finalised Kincardine and Deeside Local Plan (1994).
- 3.2 The Local Plan comprises two loose leaf folders encompassing both area wide and specific settlement policies and proposals in the following format:-
- Policies and Appendices:
 - Part IA Policies (North)
 - Part IB Policies (Central)
 - Part IC Policies (South)
 - Part II Appendices
 - Proposals, Main Proposals Map and Settlement Statements
 - Part IIIA Banff and Buchan including Buchan, Formartine (north)
 - Part IIIB Formartine (south), Garioch, Marr (north)
 - Part IIIC Marr (south), Kincardine and Mearns.
- 3.3 The area of particular interest to Angus is Marr (south) and Kincardine and Mearns which adjoins the northern boundary of Angus Council. This area is similar to North Angus comprising upland area, agricultural land and a mix of towns and villages.
- 3.4 Policies and proposals seek to deal with changes in agriculture, the continuing pressure for more housing and the balance between conservation and utilisation of the areas natural resources. The principal policies are generally compatible with the existing policy base for Angus. Priority is given to existing towns and villages in terms of land allocations particularly for housing. There is however a slightly more restrictive approach to rural housing than that currently applied to the majority of Rural Angus.
- 3.5 An area of particular interest is the future development of RAF Edzell. There is a single entry under the Kincardine and Mearns area as follows-
- “Edzell Air Base (on Eastern Rural Area Map)
- RAF Edzell has a well established settlement associated with the Base, which accounts for a large proportion of the population and private households in the parish. The Base closed recently as a military installation and no decision has yet been taken as to how the facilities will be utilised”.
- 3.6 At the time of publication of the Local Plan there is no detailed policy or proposal to guide the future of this extensive site. It should however be noted that there is a continuing dialogue with officials from Aberdeenshire Council and agents for the site in the establishment of long term guidance for the former airfield area. While the Consolidated Aberdeenshire Local Plan appears generally compatible with the emerging Angus Local Plan, comment should be made on the need to continue consultation on the future of RAF Edzell, including liaison with Angus Council.

4 FINANCIAL IMPLICATIONS

- 4.1 There are no financial implications resulting from this report.

5 CONSULTATION

- 5.1 The Chief Executive, Director of Law & Administration and the Director of Finance have been consulted in the preparation of this report.

6 CONCLUSION

- 6.1 The finalised Consolidated Aberdeenshire Local Plan has been formed by the merging and updating of Local Plans previously being prepared by the former authorities of Banff & Buchan, Gordon and Kincardine & Deeside Councils.
- 6.2 The most significant cross boundary issue with Angus relates to the future policy for RAF Edzell. While the Local Plan as published does not provide a policy response to this issue, the Committee should note that Angus Council is involved in consultation on this matter with Aberdeenshire Council and appropriate agents.
- 6.3 The Committee is therefore asked to note the publication of the Consolidated Local Plan document, agree that no formal objections be made, but request Aberdeenshire Council to continue dialogue with Angus Council on the future of RAF Edzell.

NOTE

The following background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above Report.

Finalised Consolidated Aberdeenshire Local Plans 1998, comprising:-

- The Revised Banff and Buchan Local Plan 3 (1998)
- The Revised Gordon Replacement Local Plan (1998)
- The (Second Revision) Kincardine and Deeside Local Plan (1998).

AA/GDP/IAL
18 January 1999

Alex Anderson
Director of Planning and Transport

