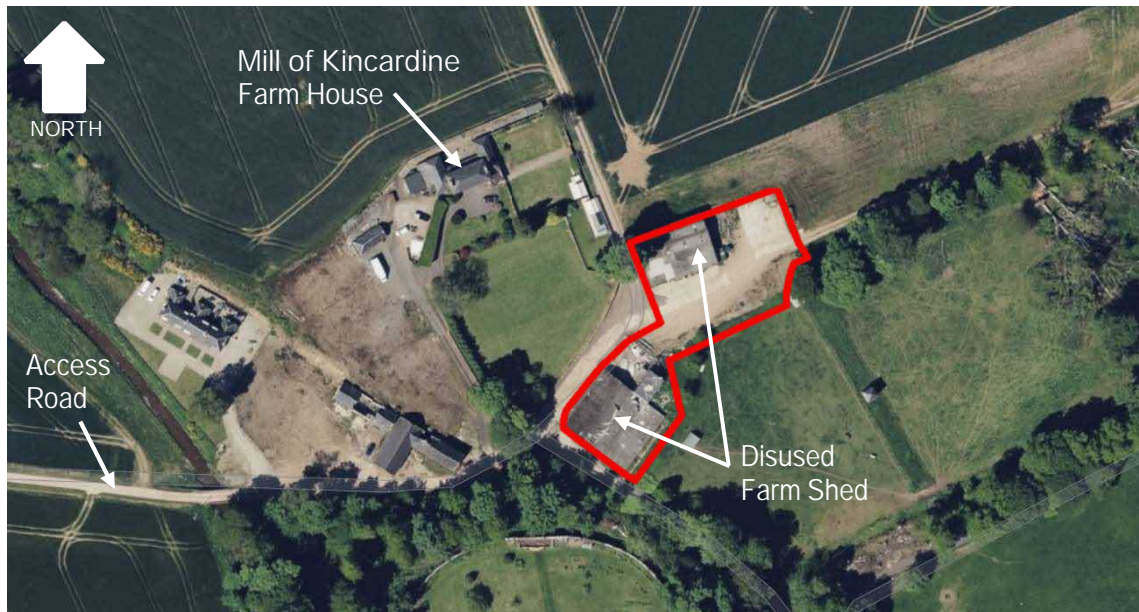


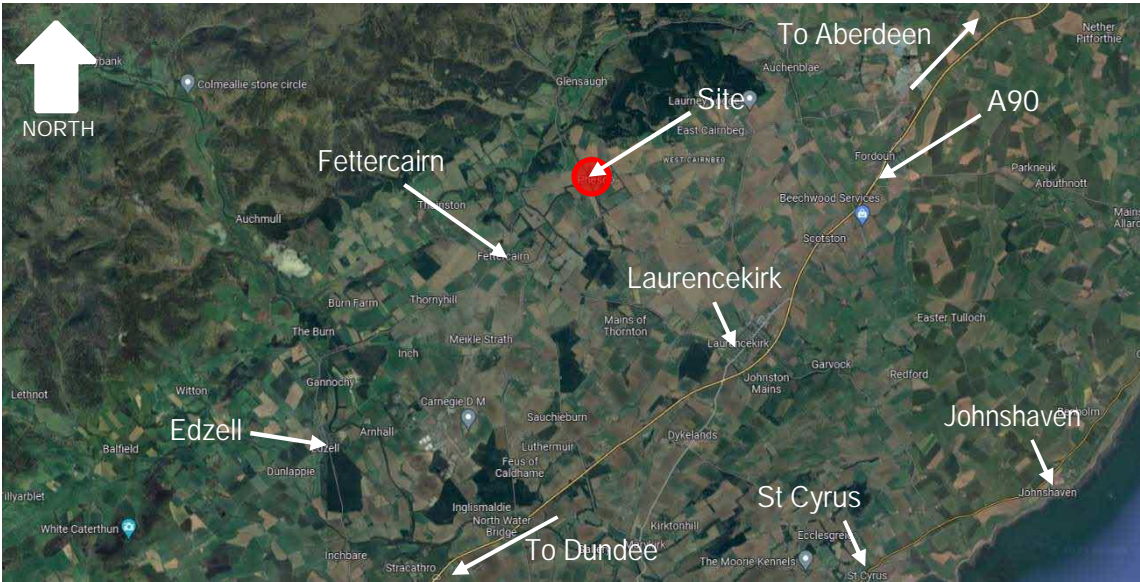


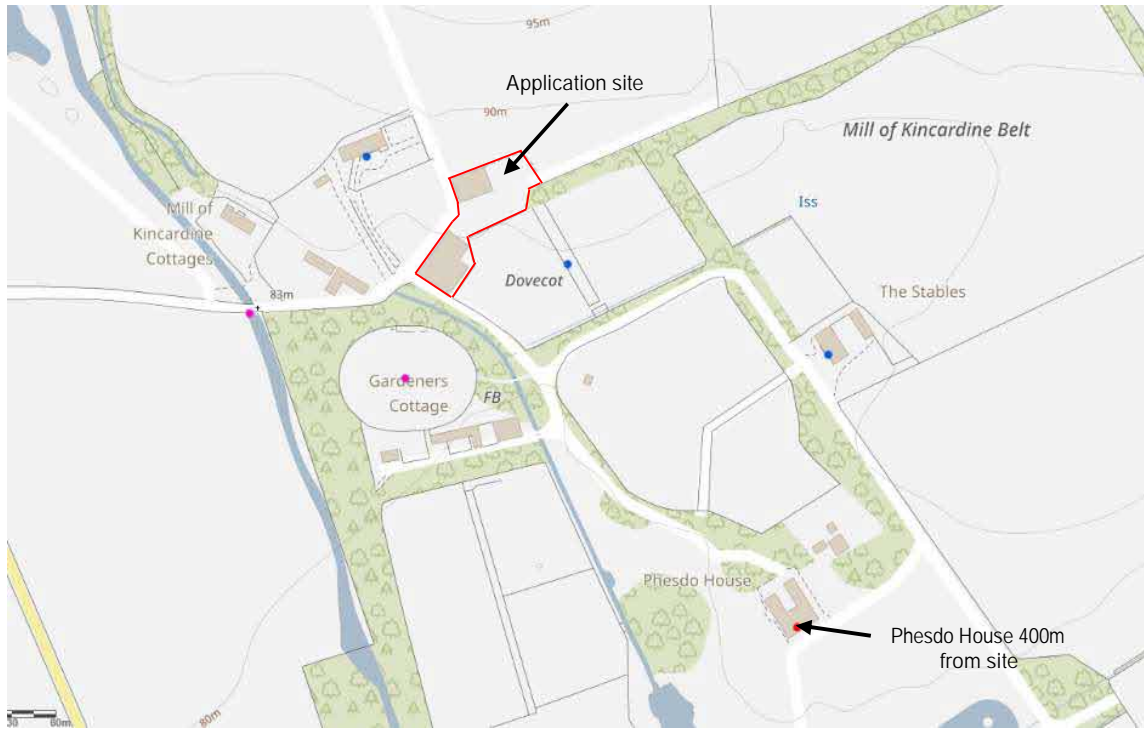
Proposed 3 New Houses at Mill of Kincardine, Fettercairn, AB30 1HA.

Site Analysis and Background

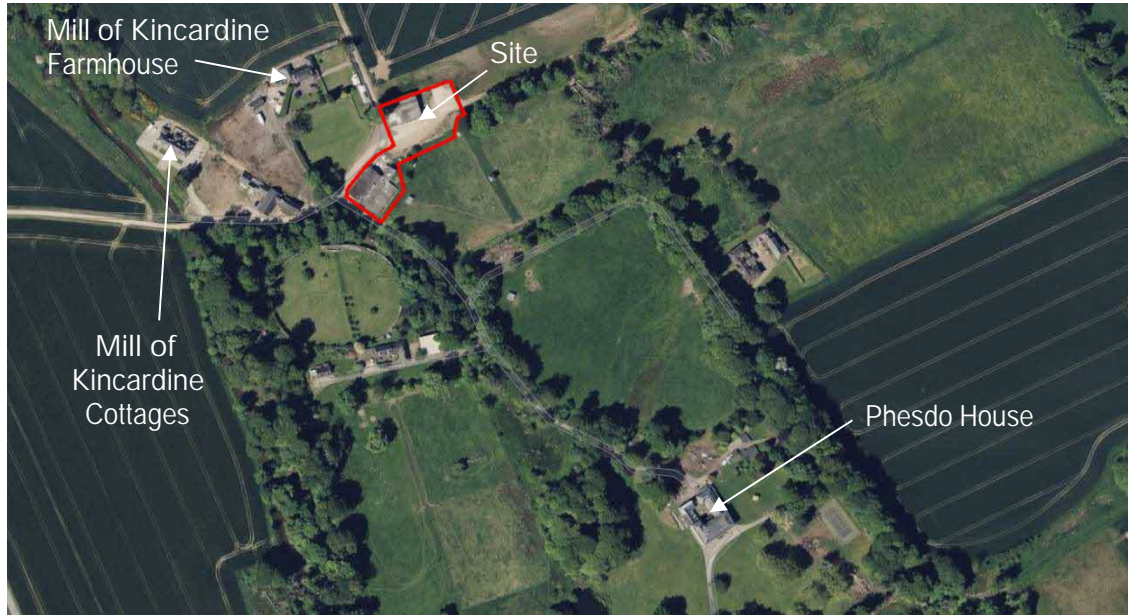
The proposed site is located within the Aberdeenshire countryside, around 1 mile north of the B966. Sitting around a 2.5 mile drive northeast of Fettercairn and approximately 5 miles northwest of Laurencekirk, the A90 can be access from the site in a quick 10 minute drive. The site, which measures around 5802m² is currently occupied by two disused redundant farm buildings and associated yard areas. These have been redundant for so long that signs of damage are showing, one of the sheds especially was damaged badly during high winds.







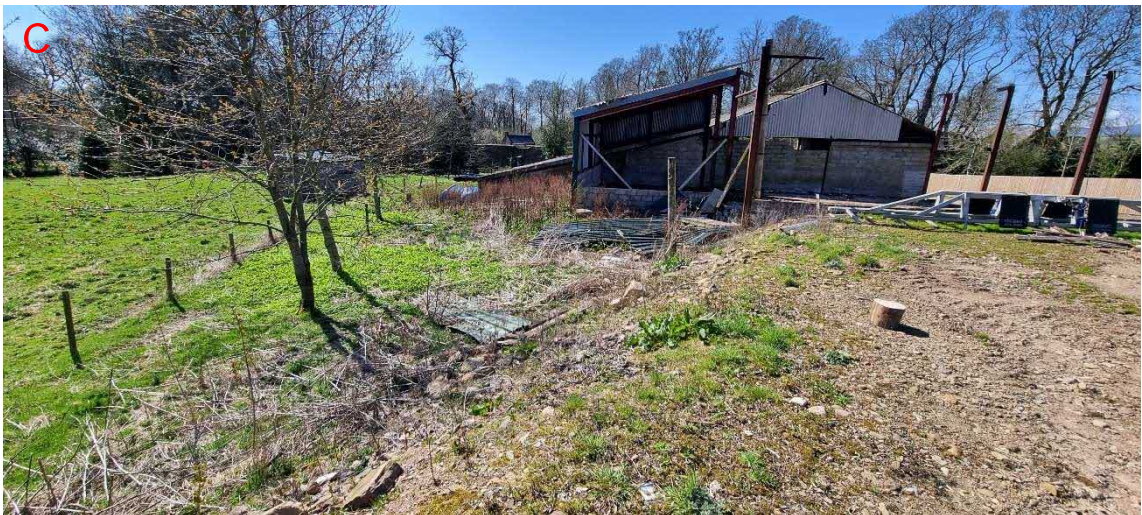
Ariel View of the site in relation to its surroundings.



The applicant tried to sell the disused farm buildings, listing them with the estate agents Galbraith. The two sheds and associated yard areas were officially launched onto the market on the 15th of June 2021, however they have received no serious interest in this time. Galbraith has provided a letter of statement which summarises that 'the property may be unmarketable in its current format', this is attached as Appendix 1.

Site Photographs











Signs of damage to building



Damage to building.

M



Damage to buildings



Roof taken off building by high winds



Proposals

This proposal is for detailed planning permission for three domestic properties with associated access tracks, parking, turning spaces, boundary enclosures and landscaping at Mill of Kincardine, Fettercairn. Policies associated within this development within the Aberdeenshire Local Development Plan are:

Policy R2 Development Proposals Elsewhere in the Countryside

R1.2 *Siting, and design of any new development will be a primary consideration as well as compliance with other relevant policies. The reuse of brownfield land will always be preferred over greenfield land.*

R2.2 *In the accessible and remote rural areas out with the green belt and coastal zone we will permit small-scale development that would be compatible with the location being in the green belt as listed under R1.2.*

R2.3 *We will also support the following developments: -*

Redevelopment of Rural Brownfield Sites

- R2.4** *Appropriate development will be welcomed on brownfield sites that bring an environmental and visual improvement. Any vacant land that has become naturalized will not be available for redevelopment as brownfield land.*
- R2.5** *We will permit the refurbishment or replacement of an existing home. Where necessary, conditions will be applied to ensure that the original home will be demolished on occupation of the replacement home.*
- R2.6** *We will permit the small-scale development of brownfield sites that involve the conversion or replacement of a redundant or derelict non-domestic building or the redevelopment of vacant land.*
- R2.7** *To promote a planned approach to rural brownfield development, larger brownfield sites, including redundant buildings that are grouped together in a very distinctive and commonly recognized way, such as farm buildings that share a large curtilage, will be considered in their entirety and should not be divided into their component parts with sequential permissions being sought for small-scale development on each part.*
- R2.8** *Proposals for more than three new homes on larger rural brownfield sites will only be permitted where a larger development can be accommodated on the site and the scale of development proposed will not cause adverse social or environmental impacts. The quality of the design will be paramount in such occasions. Mixed use proposals may also be permitted subject to the location being appropriate for the uses proposed and subject to consideration of other relevant policies.*
- R2.9** *Large brownfield sites capable of accommodating either or more homes should be promoted through an allocation in the local development plan. However, we recognize that in some cases development opportunities may come forward on large brownfield sites unexpectedly and between reviews of the local development plan. In these circumstances, development proposals will be considered on their individual merits. Development approved under this policy in the remote rural area will be exempt from further development through the housing clusters and groups policy during the plan period.*
- R2.10** *In all cases, at a very minimum, some parts (such as low walls) of the existing home or non-domestic building(s) must be evident upon physical inspection. Development does not necessarily need to replicate the existing footprint; however, development must be contained within a defined curtilage. Where development involves redevelopment of a traditional vernacular home or non-domestic building(s) or is otherwise of architectural merit, full or partial restoration will be favoured in the first instance unless evidence is provided to indicate the building cannot reasonably be reused (i.e., it is not structurally sound and is not reasonably capable of retention). Such evidence should be prepared by an appropriately qualified professional. It is expected that any materials that can be salvaged from the existing home or non-domestic building(s) will be incorporated into the new development either through use in the design, or construction of new home(s) or building(s), landscaping or as a development feature.*

The buildings on site currently lie redundant as the farming hub has been relocated elsewhere. The client has tried to sell the buildings but with little to no interest, this has resulted in the buildings sitting dormant and falling into disrepair. The damage from the recent high winds is evidence that the lack of use will only result in further damage with the buildings becoming unsafe and unsightly for those residing nearby and those visiting or passing the site. The buildings are far from being vernacular or of architectural merit and are not of construction that is fit for conversion.

Policy R2 states that appropriate development will be welcomed upon brownfield sites

providing it brings an environmental and visual improvement, this proposal will undoubtedly make the site much more visually appealing by replacing redundant buildings with beautiful family homes.

We have had a drainage assessment carried out by S.A.McGregor, a drainage engineer, this reports on a site investigation which involved trial pits undertaken with the purpose of infiltration tests. This has found the ground to have ideal attenuation and provides ample area for the drainage. It is proposed that new surface water will be connected into individual private surface water soakaways, and the new foul water will enter individual private septic tanks and then into a private foul water soakaways. All the drainage will be contained within the site, to the current building standard regulations. The building will be supplied by mains water supply.

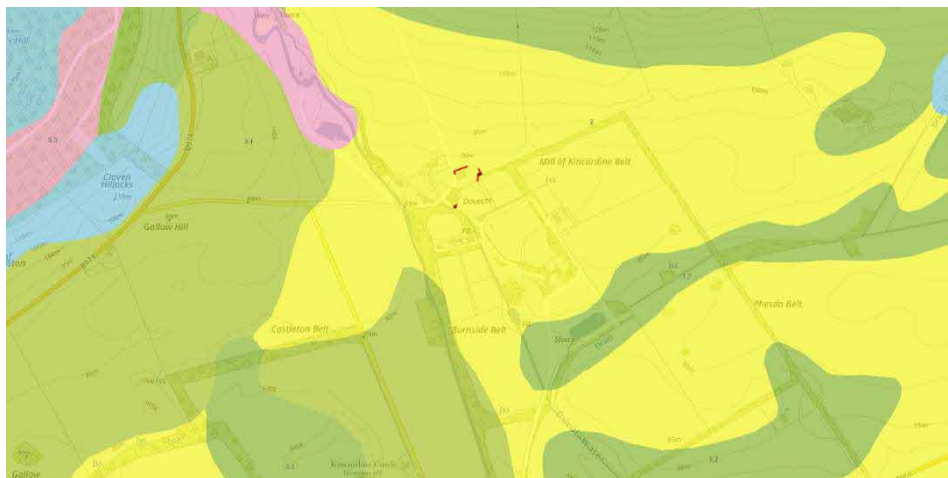
The proposals are consistent with overarching aims of The National Planning Framework 4: -

Policy 3 –Biodiversity

The site is a brownfield site which comprises of disused buildings and yard areas, therefore there are no signs of nature or wildlife. There are no trees within the site area. The proposals will see a lot of the brownfield site being converted to grass gardens which will have new mixed planting and trees established throughout the site, the addition of these will provide new habitats for wildlife.

Policy 5 –Soils

The site is graded as 2 upon the Scottish Soils Map, however it is clearly brownfield land and is not used for agricultural purposes.





Policy 9 –Brownfield, vacant and derelict land, and empty buildings

This policy looks to promote the reuse of brownfield land which has not and will not naturalise. This site is clearly brownfield land, and even in the image above damage can be seen to the building’s roofs. Given the nature of the buildings, they are not fit for conversion.

Policy 14 –Design, quality, and place

The proposals will comply with the overarching themes of the 6 qualities of successful places, such as ensuring there is ample green garden space, being of appropriate scale, size, and mass, using appropriate materials and finishes and incorporating green technologies.

Policy 17 –Rural Homes

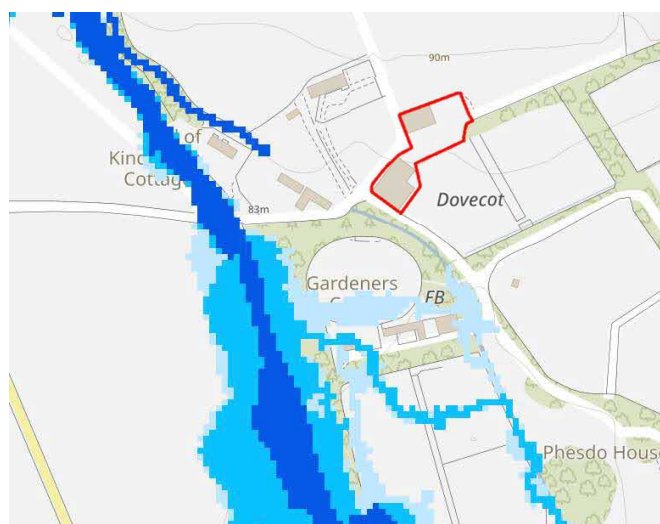
Proposals which utilize brownfield sites will be supported. The development site is brownfield, with damaged and dis-used buildings. These have been listed with an estate agent for some time with no interest.

Policy 20 –Blue and Green Infrastructure

There will be no loss of blue or green infrastructure with this development as it is a brownfield site.

Policy 22 –Flood Risk and Water Management

The Devilly Burn is located near the site however it can be seen from the below SEPA map that the site is not at risk of flooding.



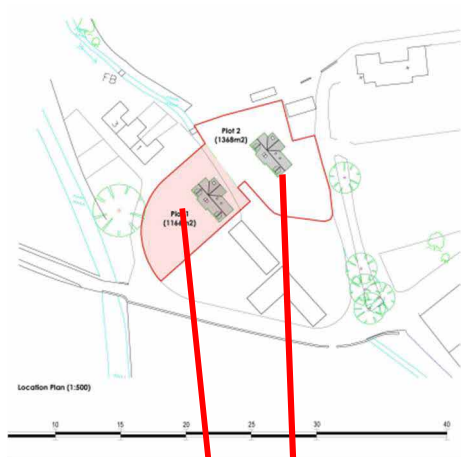
Policy 23 –Health and Safety

The proposed site is not located near any harmful environments: there is no loud or constant noises nearby, no hazardous sites or substances and it is of good air quality.

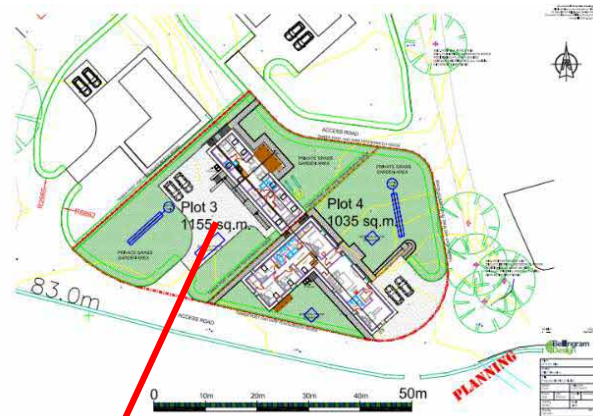
Nearby development

Planning approval has been granted for development of the Mill of Kincardine and its surroundings. (APP/2014/2263 & APP/2014/2262 & APP/2017/2528) The proposed development can be seen in the images below; these are currently being listed upon the Galbraith website. The proposed development sees 4 new properties being constructed, 2 new builds and 2 conversions within the steading. This is in close proximity to the outline site.

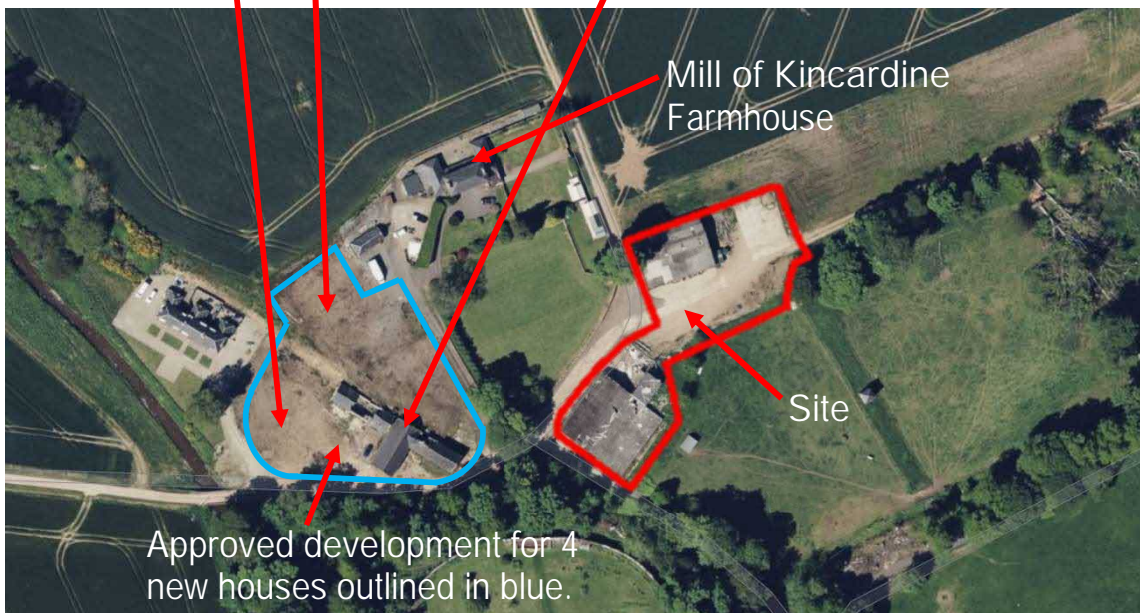
The existing mill building is to maintain its stonework and natural slate roof. The proposed new houses, will mainly be finished with a dry dash render and slate roof and will feature elements finished in natural stone and weatherboarding.



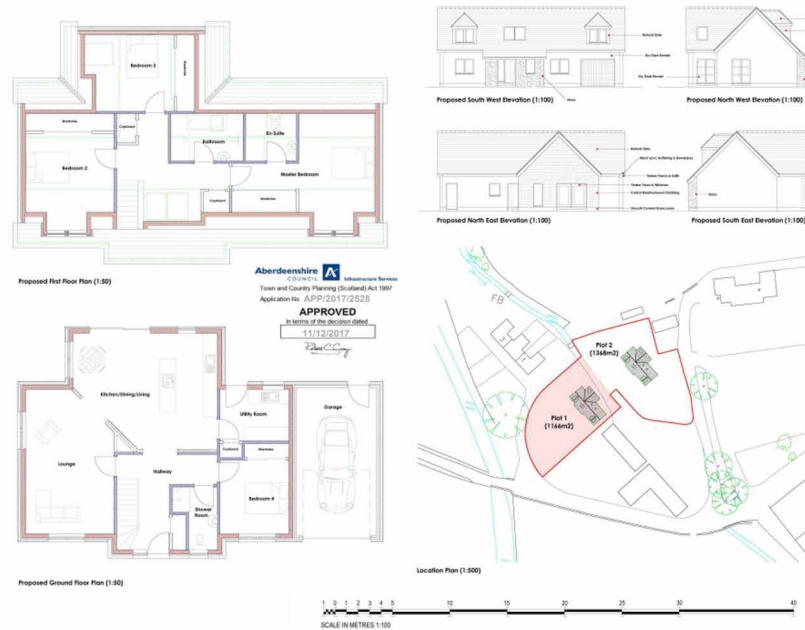
2 New build Plots



Conversion into 2 Dwellings



Approved development for 4 new houses outlined in blue.



Approved House design for Plots 1 and 2 APP/2017/2528

Design

Through analysis of similar approved buildings and dwellings in the Aberdeenshire countryside it was concluded that a modest, traditional, vernacular form with a pitched roof house type was appropriate for this site. The pitched roof and solid gables would be suitable for the position of the site which at times will have high winds and heavy rain. The simple vernacular appearance of the 1 and $\frac{3}{4}$ design will be subsidiary to the surrounding listed buildings ensuring that they do not detract from them, but instead compliment them.

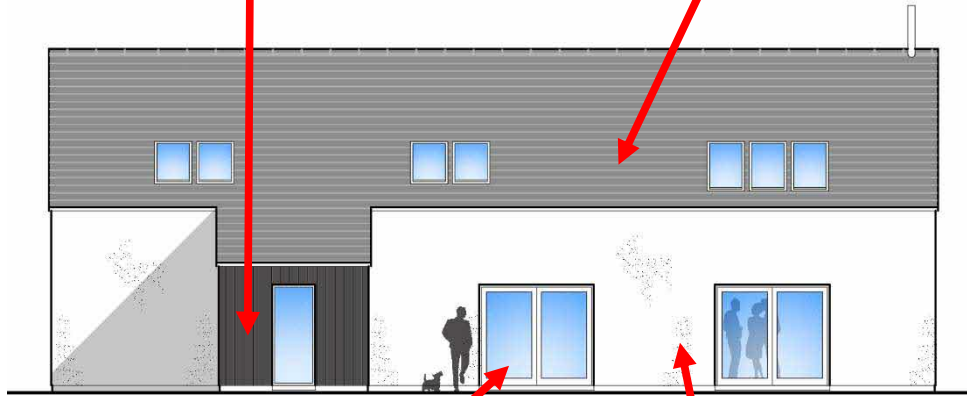
The proposed linear properties sit well upon the site, leaving ample garden ground around. There will also be abundant ground for parking and turning, enabling vehicles to enter and leave in a forward gear.

In keeping with the materials used in the surrounding buildings, our proposed building would be constructed of rendered blockwork and finished with a natural slate roof both of which are materials which are typical of the area and the Scottish landscape. Marley eternit cladding will be used to subtly add character to the buildings, this will match the two newbuild properties mentioned in the nearby development building but will also pay homage to the derelict agricultural buildings which are being removed. High performance UPVC windows and doors will likely be fitted throughout. These materials can all be locally sourced and can be constructed by local tradesmen.

Marley Eternit Cladding



Natural Slate



Grey uPVC Windows



Off-white Wet Dash Render



Access ramps will be installed in the house for wheelchair access with slabbed paths leading up to the house and hard standing drop off points. The private garden will be laid in grass for practical use and children playing. Additional planting will be added to the site in the form of a varied mixture of small trees, shrubs and plants native to the area creating a mix of leaves, textures, heights, and flowers that will complement the proposed development and surrounding area.

The buildings will be fully insulated to achieve high U-Values. Further energy saving solutions will be integrated into the design such as the use of energy saving light bulbs throughout and P.I.R sensor external lights are to be used to minimize the use of external lights when not required. PV panels are also proposed for the property, the mixture of modern construction methods and green energy technology will result in a highly efficient building with a relatively low carbon footprint.

Conclusion

It is of the opinion that the proposals comply with the ALDP and NPF4. The outlined country setting is an ideal home location, and the development will regenerate an unused redundant area of land into very desirable plots. The proposals will be complementary to the surrounding buildings and will replicate their materials. The development will not undermine the setting of the listed buildings. The new homes will be a beautiful addition to the stunning area of Angus, and we hope for a positive outcome to this application.

A B ROGER & YOUNG LTD CHARTERED
ARCHITECTS
Oct 2023 KM

Appendix 1



Ashleigh Wilson
AB Roger and Young Ltd
9 MacGregor Street
Brechin
Angus
DD9 6AB

5th May 2023

Dear Ashleigh

MILL OF KINCARDINE SHEDS

We understand that you are seeking some commentary from us regarding the marketing of the agricultural buildings at Mill of Kincardine Farm.

Galbraith undertook to market and sell the agricultural buildings at Mill of Kincardine Farm in the summer of 2021 on the instructions of our client, Tulloch Farms. The property was officially launched onto the market on 15th June 2021.

The two sheds and additional yard area were marketed with an asking price of offers over [REDACTED] with a view to being a worthwhile opportunity for an existing agricultural operation or a workshop for a commercial enterprise. The steading has been advertised on Galbraith's website as well as our various partner websites including On The Market and Rightmove for this entire period.

Despite the elongated marketing period we have received very limited interest, likely due to the specific nature of the property. Despite having one interested party the marketing of the buildings has failed to generate any significant interest. We are therefore of the opinion that the property may be unmarketable in its current format.

Yours sincerely



**Calum Chalmers
for Galbraith**

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Mobile : 07917 22078

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Tel: 01738 451111 | Fax: 01738 451900 | perth@galbraithgroup.com | galbraithgroup.com

A full list of Partners, Associates, Consultants and RICS Registered Valuers is available on our website. Regulated by RICS. RICS firm no. 002570. Galbraith is a trading name of CKD Galbraith LLP registered in Scotland no SO300208. Registered office 59 George Street, Edinburgh, EH2 2JG. Letting Agent Registration Number: LARN1810017.