

**REPORT TO: PLANNING & REGULATORY SERVICES COMMITTEE ON 9  
FEBRUARY 2010**

**SUBJECT: DEVELOPMENT BRIEFS: RESULTS OF CONSULTATION  
EXERCISE**

**BY: DIRECTOR OF ENVIRONMENTAL SERVICES**

**1. REASON FOR REPORT**

- 1.1 This Report asks the Committee to consider the consultation responses received, to agree changes as required and thereafter adopt the Briefs as Supplementary Planning Guidelines.
- 1.2 The Report is submitted to Committee in terms of Section D(2) of the Council's Administrative Scheme relating to the Review and Preparation of Strategic and Local Plans.

**2. RECOMMENDATION**

**2.1 It is recommended the Committee agrees:**

- (i) to amend the terms of the Briefs as per the recommendations contained in Appendix 1;**
- (ii) to adopt the Development Briefs as Supplementary Planning Guidelines.**

**3. BACKGROUND**

- 3.1 At its meeting on 24 November 2009, the Committee agreed to issue, for consultation, Draft Development Briefs for sites in Cullen, Findochty and Portknockie (para 5 of the Minute refers). These were sent to Community Councils; Area Community Forum; the landowner, Seafield Estate. Copies were placed on deposit at Access Points and Libraries, and were also available for viewing online. Internally, departments and services with an interest were consulted. Copies of the Briefs have been placed in the Members library.
- 3.2 The responses received are summarised in **Appendix 1**, along with a recommendation on whether changes should be made. It is proposed that only minor amendments to the text be made as a result of representations.
- 3.3 Following confirmation of any changes to be made, the Development Briefs can be formally 'adopted' and can be used as material considerations in the assessment of planning applications.

**4. SUMMARY OF IMPLICATIONS**

- (a) Single Outcome Agreement/Service Improvement Plan**

The preparation of Development Briefs is in accord with Outcome 10 of the Single Outcome Agreement (we live in well designed, sustainable places), and is included in the Planning and Development Service Improvement Plan.

**(b) Policy and Legal**

Once adopted, the Briefs will become a material consideration which can be used when assessing Planning Applications.

**(c) Resources (Financial, Risks, Staffing and Property)**

None.

**(d) Consultations**

The deadline for receipt of consultation comments (22<sup>nd</sup> January 2010) had not passed at the time this report was being written. It has therefore not been possible to carry out the normal pre Committee consultations, as the full content of the Appendix is unknown.

Any comments received by the deadline which have implications for other services will be discussed with that service, and the outcomes advised verbally to Committee as required.

**5. CONCLUSION**

5.1 Only minor changes are proposed following the receipt of consultation responses.

5.2 Once these are agreed the Development Briefs can be adopted as Supplementary Planning Guidance, and used in the consideration of Planning Applications.

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Background Papers:

Ref: MC/JC