

KEMNAY COMMUNITY COUNCIL.

Minute of meeting held on 9th August between Kemnay Community Council delegation and members of Gordon District Council.

Present. Mr. F. Lloyd, Liaison officer Community Councils.
Mr. Riddell, Director of Law and Administration.
Mrs. G. Scott, Director of Planning.
Mr. Wignall, Dept. of Law and Administration, responsible for planning.
B. Innes, J. Hern, and Mrs M. Morris, Kemnay Community Council.

Apologies. Mr. Alan Kennedy, Chief Executive.

It was agreed before the meeting that no specific items would be discussed. It was agreed that Mrs. Scott would take the meeting through planning procedure step by step, with questions to clarify any step. Gordon District Council receive approx. 1400 planning applications per year, most are dealt with by the District Council, an application can be called in by the Regional Council and more rarely by the Secretary of State.

The first step was the realisation that there is a distinct separation of planning permission and building warrants. In applying for planning permission it is not necessary to own the land or building concerned, you have to sign a declaration that the legal owner has been informed of your plans. No adjoining landowner has to be informed. Certain developments have to be advertised otherwise individuals do not know what planning approval is being sought. This is an area where it is hoped by Gordon District Council that Community Councils will assist them in passing on planning application information.

The planning application is then pursued and can be refused immediately if there is some technical fault, if not the plans are then passed to various departments for their comments. ANY OBJECTIONS BY INDIVIDUALS MUST BE MADE AT THIS TIME. The documents then come back to the Director of Planning either for approval under delegated powers or to go to the Planning Committee with recommendations. Delegated powers can be used only when a matter is not controversial.

If the applicant has not received notification from the Planning Dept within 8 weeks of his submission he can report the matter to the Secretary of State and ask for a ruling. When planning permission is granted in respect of building, it is valid for 3 years. Outline planning permission lasts for 5 years. An appeal to the Secretary of State can be made if an application is refused.

To erect a building, or alter or change the use or demolish it, a warrant under the Building (Scotland) Acts 1959 and 1970 is necessary and this is issued by the Department of Environmental Health. Under this application it is necessary to inform adjoining landowners of the intended plans and to obtain their signature. Objections to building warrants can only be made on purely technical building matters, any other objections to a building must be made at the correct time to Planning Dept.

Once Planning consent has been approved it cannot be withdrawn unless there is some gross infringement of planning regulations which must be approved by Planning Committee. An enforcement order can be issued by the council, but again there is immediate right of appeal to the Secretary of State which in effect forestalls the enforcement order.

Community council members then questioned Mrs. Scott about a village plan for Kemnay. At present no village plan exists and will not do so for some considerable time. A plan is to be published first and then a plan for Gordon district in relation to the Aberdeen one. A careful look will be taken at the development of the individual communities in Gordon district and finally a plan for each community will be produced.

The officials of Gordon District Council were thanked for giving so much of their time to this meeting.

Take to higher authority. D.C. advise stoppage - Gracia Morris. Hon. Sec.
No advice of building - no power to stop.