

June 2020 Planning Applications

- [Addition and permanent residential occupation of 45 static caravans and permanent occupation of existing 25 static](#)

Castlewood Caravan Strachan Banchory Aberdeenshire AB31 6NQ

Ref. No: APP/2020/1094 | Received: Mon 08 Jun 2020 | Validated: Tue 09 Jun 2020 | Status: Awaiting decision

- [Erection of Dwellinghouse and Garage](#)

Land At Affrusk Banchory Aberdeenshire

Ref. No: APP/2020/1037 | Received: Mon 01 Jun 2020 | Validated: Thu 04 Jun 2020 | Status: Awaiting decision

- [Erection of Agricultural Building](#)

Affrusk Banchory Aberdeenshire AB31 6LD

Ref. No: APP/2020/1033 | Received: Fri 29 May 2020 | Validated: Thu 04 Jun 2020 | Status: Awaiting decision

Ref. No: APP/2020/1094

Application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) under Section 151 of Town and Country

Planning (Scotland) Act 1997 to confirm that the siting of 70 single and twin-unit caravans for human habitation throughout the year is lawful and would not result in a material change of use at Castlewood Leisure Club, Castlewood, Strachan Banchory, AB31 6NQ.

On behalf of our client, Castlewood Leisure Club ('The Applicant'), please find enclosed an application under Section 151 (S151) of the Town and Country Planning (Scotland) Act 1997 for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD) to confirm that the siting of 70 single and twin-unit caravans for human habitation throughout the year is lawful and would not result in a material change of use the land.

This application seeks to demonstrate that the stationing of 70 single and twin-unit static caravans for permanent human habitation throughout the year on the site would not constitute a material change of use (MCOU) of the land since the site already benefits from planning permission for its use as an unrestricted caravan site. The current permission makes reference in the description of the development to the stationing of 25 caravans for the purpose of human habitation, with no conditions to control the number, layout or period of occupation. As such, we put forward the argument that the increase in unit numbers from 25 to 70 units (representing an increase of 45 units) would not constitute a MCOU of the land, with reference to case law, meaning it would not represent 'development' and planning permission would therefore not be required.

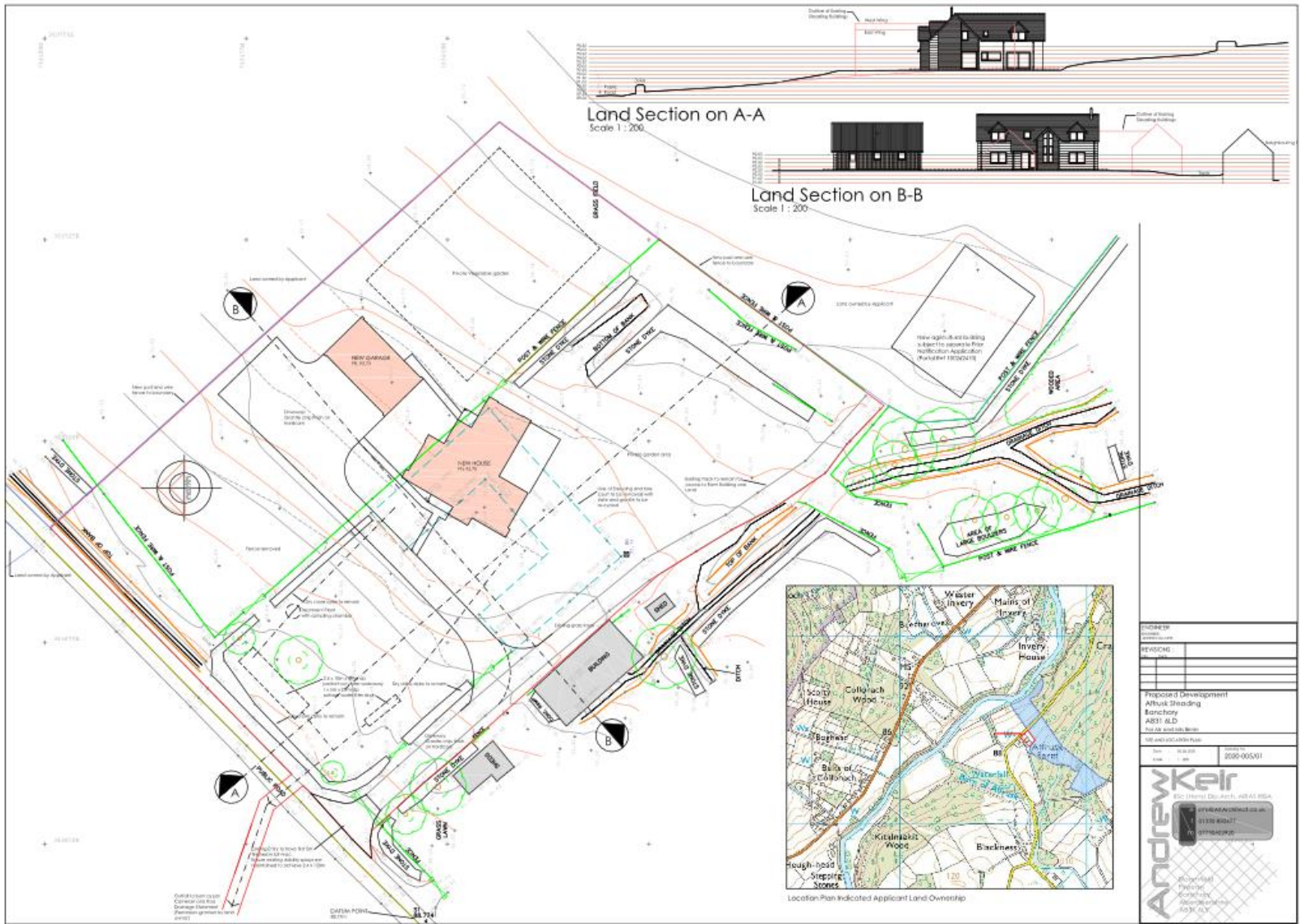
Ref. No: APP/2020/1037

Present Condition

The existing steading comprised a traditional 'U' shaped arrangement built with mass granite walls and slate finish to roof. It is in a generally poor condition with approximately 40% on building having no roof structure. Where roofs are in poor condition or missing, the granite wall heads have been exposed to elements resulting in a washing out of much of the lime based mortars. There is evidence of "roof spread" which results in bowing of walls and a separation between gables and side walls.



No Historic significance remains and therefore it is proposed to replace the buildings with a new dwelling which will recycle granite from these buildings and use slate as a roof



Land Section on A-A

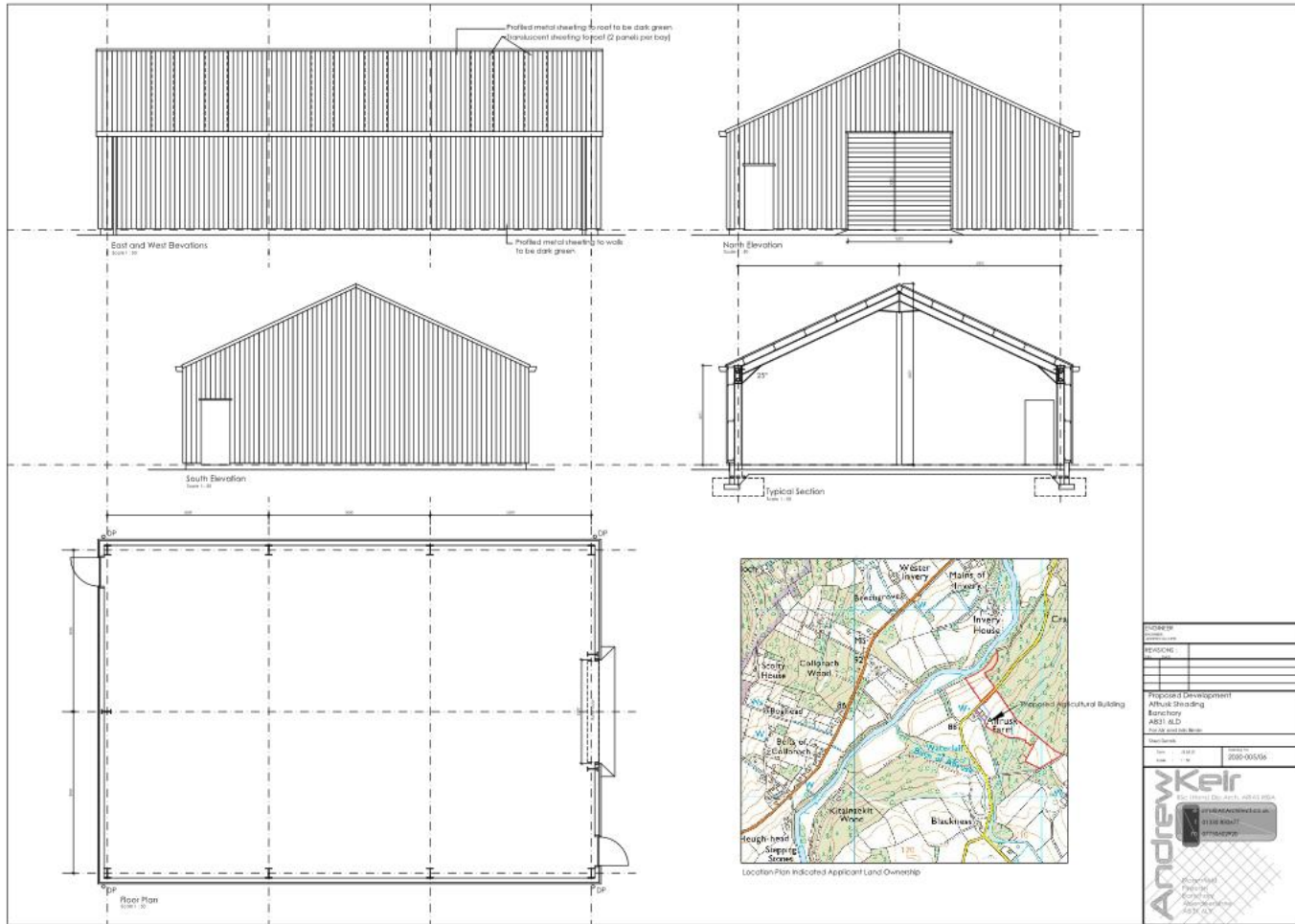
Scale 1 : 200

Land Section on B-B

Scale 1 : 200

OWNER:	
REVISION:	
Proposed Development: Afkuk Brønding Borch ARSI/ALD 040 28 28 28	
DATE:	2020-05-01
	

Ref. No: APP/2020/1033



OWNER	
ADDRESS	
POSTCODE	
PROPOSED DEVELOPMENT	Proposed Development
APPLICANT	Abu Standing
APPLICANT ADDRESS	AB31 6LD
DATE	2020-05-06

Andrew Keir
 ARCHITECTS
 1108 SOUTH BRIDGE
 GLASGOW G3 7JY

Ref. No: APP/2020/1033

