**Public meeting of 14th January 2020 re Bonnyton Farm development. Update on proposed new application and current Appeal.**

UCC representatives: Paul Bailey; Colin Duncan; Garth Entwistle

Meeting was well attended, approximately 30 – 40 attendees.

*Kirkwood Current Appeal, ref’ PPA-110-2384* Ref website<https://www.dpea.scotland.gov.uk>

*Appeal pertains to Application APP/2019/0753, refused on grounds of Safety, Congestion and loss of amenities Appeal challenges the points considered as grounds for refusal..*

UCC commentary on Appeal had little response other than reiteration of the primary concerns over Safety, Congestion and parking (amenities) should Ingleside be re-opened.

Attendees were advised of current status of appeal, pending allocation of reporter, target completion date, decision of reporter is final, determined by site visit. Notification of site visit shall be extended to ‘Interested parties’ (those who responded to DPEA consultation). No further representation may be given during Reporters site visit. Only dialogue when requested by reporter.

In relation to the original and currently under appeal planning application there was comment made querying the possibility of extending the current parking opposite the shop. Attendees were reminded that the carpark and park are held in trust for the village and not under Aberdeenshire council ownership.

Consensus was that position on the original proposal stands with desire to keep Ingleside closed.

*Commentary on Potential New planning application drew a variety of comment.*

Concern over increased volume of traffic through Breckview, Edmondside and Croftland. General feeling was that Croftland was already heavily used, any increase would have impact on exiting onto B999. Question on current capacity rating of Croftland. A definitive objection was heard regarding any proposed access through Croftland etc. for construction traffic.

Location of Haul road was questioned. If proposal requests access off B999 the it was suggested that preference would be to create point of access further north of last cottage in Pitmedden and away from the rear of Bonnyton residences. (Opposite ‘ Chas’ Blacks yard’ or further north).

There was concern from Bonnyton residents located toward the last properties prior to the Site boundary should ‘Haul’ road access be proposed as coming off A920. Construction traffic would be in line of site from rear of these properties with concern over the possible 3 year term to completion. (Potential negative property value impact should property be put up for sale during the construction duration).

As to the issue of an active Appeal along with a new planning application … the statement below addresses the situation: “*The Council have a responsibility to process and determine the new application. In some cases the appeal can be sisted (to* [*stop*](https://www.collinsdictionary.com/dictionary/english/stop) *or suspend),until subsequent applications are determined with the agreement of the Appellant and the Council and the Reporter. In this case Kirkwood are progressing on basis that the appeal is processed at the same time as the application – given that they are different in terms of the ultimate access solution.”*

*UCC advised that the above comments shall be presented to the Council at Thursday 16th January 2020 meeting. Councils consideration of comments / concerns shall be basis of further action by UCC.*