

TOWN & VILLAGE STATEMENTS

DUFFTOWN

THE PLANNING BACKGROUND

Dufftown is the largest of the Speyside towns, with a population of 1750. Since June 1993 seventeen houses have been built, all but one on gap sites.

Industrial and commercial development has been limited to distillery related activities such as warehouses. Tourism in the town benefits from the 150,000 visitors annually to Glenfiddich Distillery.

CHARACTER OF THE TOWN

Dufftown is set among hills, in the valleys of the Fiddich and Dullan, and is surrounded by an Area of Great Landscape Value designation. The town still retains its original cruciform plan, and clock tower in the Square with houses set hard onto the footpath. The majority of properties remain unaltered and despite having more distilleries than Rothes, the stonework has not been discoloured. All but one of the distilleries are located outwith the settlement boundary, and this separation, along with its wide streets and areas of mature gardens contribute towards the pleasant open environment the town enjoys. There is not the same need to promote environmental improvements. The cumulative effects of backland developments could be threatening the character of parts of Dufftown since the demand for backland sites may seem to be related to a lack of suitable house building sites.

OBJECTIVES

- (i) To protect the scenic setting of Dufftown and to preserve the form of the original town.
- (ii) To provide sufficient land for business and housing to meet the relatively modest local needs.
- (iii) To increase the attractiveness of the town for tourism.

POLICIES AND PROPOSALS

In addition to the site specific requirements identified below and in development briefs, all developments must meet the terms of the Implementation policies (L/IMP1-8) in Chapter 8 (relating to siting, layout and design, character impact, landscaping, drainage, environmental and traffic impact). Subject to the scale of the development having a measurable impact on local community facilities, amenities or infrastructure, funding policies L/F1 Developer Contributions and L/F2 'Commutated Payments' in Chapter 7 may also apply.

BUSINESS ACTIVITIES

The Local Plan policies for business development are contained in Chapter 1 'Economic Development'.

Industrial Estates (L/ED2, L/ED3)

I1 Balvenie Street

The industrial site at Balvenie Street is now almost totally taken up by barrel storage. The former District Council built 2 workshops in 1994/95. Tree planting on the northern perimeter has been carried out and further planting should take place on the eastern boundary.

Established Business Area (L/ED4)

I2 Mortlach Distillery

This area is reserved for the use of the distillery, and related business uses.

Speyside Industrial Site (L/ED1)

The bulk of industrial development in the Dufftown area is in connection with the distillery industry, largely located outwith the settlement boundary where large-scale buildings, such as bonded warehouses are an acceptable feature, and there is adequate land for expansion.

Large new enterprises suited to an Industrial Estate location, will be considered under Policy L/ED1 which relates to the provision of a new strategic industrial estate within Speyside, to serve the wider community of Aberlour, Rothes and Dufftown.

Population 1730

Opportunity Sites (L/ED6)

Opportunity Sites are sites which have the potential for redevelopment for a range of possible uses. The governing local plan policy is L/ED6 in Chapter 1. Other policies may apply pending the nature of the redevelopment proposal.

OPP1 Auction Mart, Hill Street

The former Auction Mart premises are now surplus to requirements and available for development. The Council will give consideration to the use of the Mart site for business purposes. An outline application for housing development was approved in 1993, but was not implemented. Despite the long standing commercial role of the site, other uses may be possible, including a much needed sports complex for the town. The new housing developments at Aigen Place and York Street and the proposals for the Hospital site have changed the general character of the Hill Street area to that of predominantly residential, but the particular difficulties of adequate industrial land in Dufftown raise issues for its possible continued use for industrial activities. A footway should be provided along the frontage of the site. The carriageway width of Hill Street should be upgraded to at least 5.5 metres. Any industrial or commercial development would have to take account of the potential for excessive noise affecting residential development in the vicinity and applicants should have regard to the appropriate noise measurement criteria.

OPP2 Hill Street

The former Cooperage premises, no longer in use, provide a possible housing site, capable of accommodating two small house plots.

OPP3 Dullan Brae

The site is in Council ownership and could be suitable for a range of residential, tourist or business uses.

OPP4 Hospital/Ambulance Station

This small site is surplus to Health Service requirements and is capable of accommodating two small house plots.

ENVIRONMENT

Dufftown is well provided for in terms of public parks and general "open space" areas. There are few areas of dereliction and little need to undertake any major environmental improvement schemes. The following designations are intended not only to identify and safeguard existing open spaces (with remedial works specified as appropriate) but to enhance the attractiveness of the town for visitors.

The policies for the maintenance and enhancement of the environment are found in Chapter 2 (Environment).

The principal policies for the local environment are L/ENV10 'Settlement Boundaries' and L/ENV18 'Public Amenity and Open Spaces' in Chapter 2, and L/IMP1 'Development in Built Up Areas' in Chapter 8.

Under the terms of policy L/ENV18 (Public Amenity and Open Spaces) a number of spaces have been identified which contribute to the environment and amenity of the town. The purpose of policy L/ENV18 is to protect the integrity of these spaces from inappropriate development and to ensure that their contribution to the amenity of the built up area is not compromised.

ENV1 Conval Street (West)

These areas of grassed open space with mature trees provide an attractive entrance to Dufftown, serve as a transition from town to country and an appropriate "edge" to the built-up area. No development should be allowed to encroach onto these areas.

ENV2 Mortlach/Cowie Avenue

Important woodland areas where the retention of trees is a priority.

ENV3 War Memorial

This area is reserved for open space and recreational use.

ENV4 Playing Fields at Hill Street and Tininver Street

Reserved for open space and recreational use.

ENV5 Maclennan Place

Small amenity area retained.

ENV6 Fife Street and Crachie

These small grassed areas provide a break in the built-up area. With the area in between designated for housing they provide wedges of open space. No development will be permitted.

ENV7 Tree Planting (Various)

There are several areas, notably along the settlement boundary and on the edge of the industrial area where tree planting would be beneficial in softening this rather harsh edge. Although there are no firm proposals, and discussions with land owners will be necessary, the possibility of carrying out planting schemes in these areas will be investigated.

ENV8 The Square

An improvement scheme is proposed for the Square, which is intended to provide a focal point in the town with improved vehicle and pedestrian circulation.

ENV9 Former Station Yard

Although outwith the settlement boundary, the former railway station area would benefit from some environmental upgrading. This may be achieved in conjunction with the redevelopment works being proposed by the Keith Dufftown Railway Association.

There are wider environmental designations relating to areas of local, national and international scientific importance and to areas of high scenic and landscape quality which in most cases may relate to areas just beyond the settlement boundary. Where sites of scientific importance are found within settlement boundaries, these are designated as ENV in the Proposals Map.

AGLV Dufftown is surrounded by a designation for an Area of Great Landscape Value.

Detailed maps of all the above are held by The Moray Council.

HOUSING

Housing demand in Dufftown has been relatively low over the last few years and it is considered that sufficient brownfield sites remain undeveloped to meet demand over the plan period.

The main governing local plan policy for new housing developments is L/H3 in Chapter 3 (Servicing and Layout of new Housing Developments). Policy L/H7 in Chapter 3 (Affordable Housing provision) may also apply depending on the size and location of the development.

R1 County Hospital

This site is owned by the Council, and the former hospital buildings have now been demolished. Originally intended for Local Authority housing, the site is suited to Housing Association, special needs housing, or possibly part of the site for private house plots. The mature trees which contribute to the amenity of the site should be retained, particularly those on the east and west boundaries. The extent of land designated also includes a strip of farmland to the south. Public wastewater sewers are available.

R2 Conval Street

Two houses have been built with a remaining capacity of 2 on this site. The beech hedge fronting Conval Street should be retained, as far as sight lines and visibility splays will allow. A new wastewater sewer into the existing sewer in the road to the north of the site would be required.

R3 Corsemaul Drive

Planning Consent has been granted for 36 houses subject to condition regarding boundary treatment and planting/landscaping areas. The principal means of access (Mount Street) is considered inadequate for any development over and above that already granted. Wastewater sewers are available.

R4 Gap Sites

In accordance with the recommendations by the Reporter to the Public Inquiry into the previous Local Plan, a number of small additional sites have been identified at the edges of the built-up area, suitable for 1 or more house plots according to size. The site at Conval Street requires agreement regarding access. The nearest public wastewater sewer is to the north in Conval Street.

R5 Cowie Avenue

Consent has been granted for a total of 6 houses on these sites (4 on the northern site and 2 on the southern). Wastewater sewers are available.

COMMUNITY FACILITIES

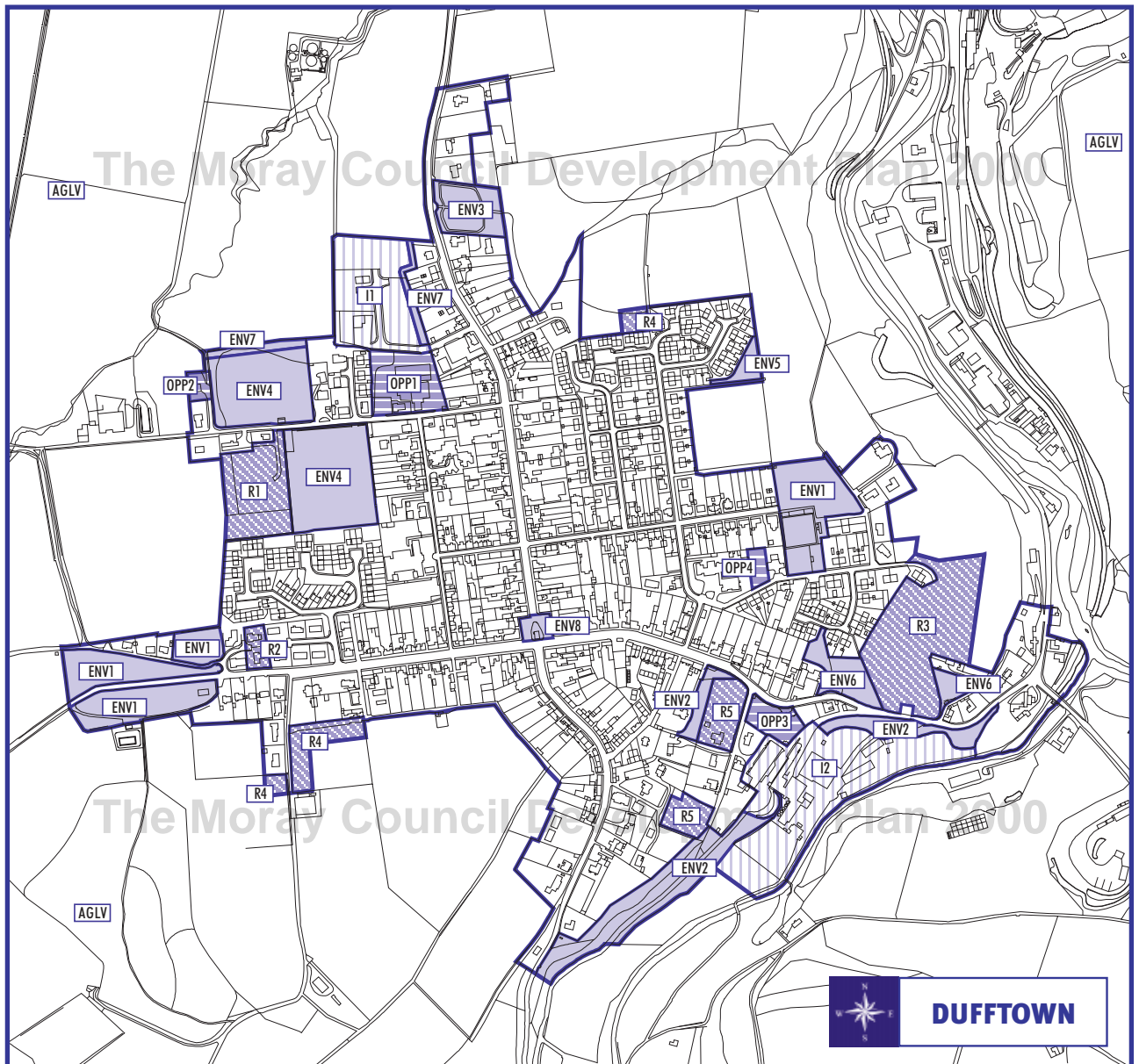
The governing local plan policy for community facilities is L/CF1 in Chapter 5.

There is currently only limited provision for 'leisure' activities in Dufftown. The net increase in population resulting from the combination of the proposed development may require the upgrading of one or more of the community halls.

There has been considerable interest in developing a sports hall facility in Dufftown. Funding is a major obstacle at present and if a firm commitment to this proposal is forthcoming then the Council will undertake a site search to identify the most suitable site to serve the needs of the town and its rural hinterland.

WASTE WATER TREATMENT

Dufftown sewage treatment works operate almost at capacity, and the level of future development is restricted. With current designations and approvals, the Works will require extension as a matter of priority.



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