

**THE MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Buckie]  
Planning Permission in Principle**

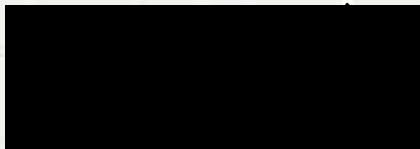
**TO Mr Alfie Morrison  
c/o Plans Plus  
Main Street  
URQUHART  
By Elgin  
Moray  
IV30 8LG**

With reference to your application for planning permission in principle under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect dwellinghouse on Plot To The North Of Shalom Rathven Station Buckie Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **8 June 2015**



**HEAD OF DEVELOPMENT SERVICES**  
Environmental Services Department  
The Moray Council  
Council Office  
High Street  
ELGIN  
Moray  
IV30 1BX

**IMPORTANT**  
**YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW**

**SCHEDULE OF REASON(S) FOR REFUSAL**

By this Notice, the Moray Council has REFUSED this proposal. The Councils reason(s) for this decision are as follows: -

The application does not comply with the Moray Structure Plan 2007 policy 1 and 2 and the Moray Local Plan 2008 policies E10, H8, T2 and IMP1 for the following reasons:

1. The proposal does not involve the replacement of any existing buildings, nor is it related to agriculture, low intensity recreation or is it designated as long term housing land and as such would represent an unwarranted development within the CAT area, undermining the principles of policy E10 and Structure Plan policy 2 which aim to prevent development sprawl.
2. The proposed site would detract from the character of the existing grouping as it would act to form an extension out into the countryside from what is currently an existing relatively tight grouping of houses and approved plots.
3. The house when viewed from the A98 would occupy a skyline position, appearing prominent within the landscape and lacking any form of mature backdrop to offset this impact.
4. The existing access junctions from the A98 serving the site are substandard, due to their narrow nature, acute angle in relation to the public road and substandard visibility splays and any intensification of use of these junction would be detrimental to road safety.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

The following plans and drawings form part of the decision:-

Reference	Version	Title
D1 of 1		Location and Site Plan

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,  
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

None

**NOTICE OF APPEAL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk)

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.