

Agent Details			
Please enter Agent details			
Company/Organisation:	grant and geoghegan	You must enter a Building I both:*	Name or Number, or
Ref. Number:		Building Name:	Unit 4
First Name: *	grant	Building Number:	
Last Name: *	and geoghegan	Address 1 (Street): *	Westerton Road Business
Telephone Number: *	01343556644	Address 2:	Centre 4 Westerton Road South
Extension Number:		Town/City: *	KEITH
Mobile Number:		Country: *	UK
Fax Number:		Postcode: *	AB55 5FH
Email Address: *	neil@ggmail.co.uk		
Is the applicant an individual of	or an organisation/corporate entity?	*	
☐ Individual ✓ Organis	ation/Corporate entity		
Applicant Details	S		
Please enter Applicant details	3		
Title:		You must enter a Building I both:*	Name or Number, or
Other Title:		Building Name:	-
First Name:		Building Number:	
Last Name:		Address 1 (Street): *	Harbour Street
Company/Organisation: *	West Beach Caravan Park	Address 2:	Hopeman
Telephone Number:		Town/City: *	ELGIN
Extension Number:		Country: *	Moray
Mobile Number:		Postcode: *	IV30 5RU
Fax Number:			
Email Address:			

Site Address	Details			
Planning Authority:	Moray Council	Moray Council		
Full postal address of th	ne site (including postcode where a	vailable):		
Address 1:	WEST BEACH CARAVAN PARK	Address 5:		
Address 2:	HARBOUR STREET	Town/City/Settlement	ELGIN	
Address 3:	HOPEMAN	Post Code:	IV30 5RU	
Address 4:				
Please identify/describe	e the location of the site or sites.			
Northing	869627	Easting	314352	
Pre-Applicati	on Discussion			
	ur proposal with the planning autho	ority? *	Yes 🗸 No	
Site Area				
Please state the site area: 6124.00				
Please state the measurement type used:		Hectares (ha) Square N	Metres (sq.m)	
Existing Use				
Please describe the cur	rent or most recent use: (Max 500	characters)		
Undeveloped land				
Access and F	Parking			
Are you proposing a new	w or altered vehicle access to or fro	om a public road? *	☐ Yes ✓ No	
If Yes please describe a you propose to make. Y	and show on your drawings the pos ou should also show existing footp	sition of any existing, altered or new aths and note if there will be any in	v access points, highlighting the changes mpact on these.	
Are you proposing any o	changes to public paths, public righ	nts of way or affecting any public rig	ghts of access? * Yes V No	
If Yes please show on y arrangements for contin	rour drawings the position of any af uning or alternative public access.	fected areas highlighting the chan	ges you propose to make, including	

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *	0
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *	12
Please show on your drawings the position of existing and proposed parking spaces and identify if these types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).	e are for the use of particular
Water Supply and Drainage Arrangements	
Will your proposal require new or altered water supply or drainage arrangements? *	✓ Yes ☐ No
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
Yes – connecting to public drainage network	
No – proposing to make private drainage arrangements	
Not Applicable – only arrangements for water supply required	
Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *	✓ Yes ☐ No
Note: -	
Please include details of SUDS arrangements on your plans	
Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	
Are you proposing to connect to the public water supply network? *	
✓ Yes	
No, using a private water supply	
No connection required	
If No, using a private water supply, please show on plans the supply and all works needed to provide it ((on or off site).
Assessment of Flood Risk	
Is the site within an area of known risk of flooding? *	No Don't Know
If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment b determined. You may wish to contact your Planning Authority or SEPA for advice on what information n	
Do you think your proposal may increase the flood risk elsewhere? *	☑ No ☐ Don't Know
Trees	
Are there any trees on or adjacent to the application site? *	☐ Yes ✓ No
If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to if any are to be cut back or felled.	o the proposal site and indicate
Waste Storage and Collection	
Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *	☐ Yes ✓ No
If Yes or No, please provide further details:(Max 500 characters)	
To Local Authority requirements	

Residential I	Units Including Conversion	
Does your proposal in	nclude new or additional houses and/or flats? *	
All Types of	Non Housing Development - Proposed New Floor	space
Does your proposal al	Iter or create non-residential floorspace? *	
Schedule 3 [Development	
	volve a form of development listed in Schedule 3 of the Town and Country ent Management Procedure (Scotland) Regulations 2013 *	No Don't Know
authority will do this or	will additionally have to be advertised in a newspaper circulating in the area of the developme in your behalf but will charge you a fee. Please check the planning authority's website for add this to your planning fee.	nt. Your planning vice on the
	other your proposal involves a form of development listed in Schedule 3, please check the Hellie contacting your planning authority.	p Text and
Planning Se	rvice Employee/Elected Member Interest	
Is the applicant, or the elected member of the	e applicant's spouse/partner, either a member of staff within the planning service or an e planning authority? *	Yes No
Certificates	and Notices	
CERTIFICATE AND N PROCEDURE) (SCOT	NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT TLAND) REGULATIONS 2013	MANAGEMENT
One Certificate must b Certificate B, Certificate	be completed and submitted along with this application form. This is most usually Certificate A te C or Certificate E.	A, Form 1,
Are you/the applicant	the sole owner of ALL the land ? *	✓ Yes No
Is any of the land part	of an agricultural holding? *	Yes V No
Certificate R	Required	
The following Land Ov	wnership Certificate is required to complete this section of the proposal:	
Certificate A		
Land Owner	ship Certificate	
Certificate and Notice Regulations 2013	under Regulation 15 of the Town and Country Planning (Development Management Procedu	ire) (Scotland)
Certificate A		
I hereby certify that –		
lessee under a lease t	than myself/the applicant was an owner (Any person who, in respect of any part of the land, is thereof of which not less than 7 years remain unexpired.) of any part of the land to which the appearance period of 21 days ending with the date of the accompanying application.	
(2) - None of the land	to which the application relates constitutes or forms part of an agricultural holding.	
Signed:	grant and geoghegan	
On behalf of:	West Beach Caravan Park	
Date:	05/12/2015	
	Please tick here to certify this Certificate. *	

Checklist - Application for Planning Permission Town and County Planning (Scotland) Act 1997 The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid. a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? Yes No V Not applicable to this application b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? * Yes No V Not applicable to this application c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report?* Yes No V Not applicable to this application Town and County Planning (Scotland) Act 1997 The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? * Yes No V Not applicable to this application e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? * Yes No No Not applicable to this application f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? * Yes No V Not applicable to this application g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary: Site Layout Plan or Block plan. Elevations. Floor plans. Cross sections. Roof plan. Master Plan/Framework Plan. Landscape plan. Photographs and/or photomontages. ✓ Other.

If Other, please specify: * (Max 5)	00 characters)	
Planning Statement		
Provide copies of the following do	ocuments if applicable:	
A copy of an Environmental State		□ v □ N/A
A Design Statement or Design ar		∐ Yes ✓ N/A
	id Access Statement.	☐ Yes ✓ N/A
A Flood Risk Assessment. *		Yes V N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systen	ns).*
Drainage/SUDS layout. *		✓ Yes N/A
A Transport Assessment or Trave	el Plan. *	☐ Yes ☑ N/A
Contaminated Land Assessment	*	☐ Yes ✓ N/A
Habitat Survey. *		☐ Yes ✓ N/A
A Processing Agreement *		☐ Yes ✓ N/A
Other Statements (please specify	y). (Max 500 characters)	
Declare - For Appl	ication to Planning Authorit	v
	this is an application to the planning authority as desi ormation are provided as a part of this application.	
Declaration Name:	grant and geoghegan	
Declaration Date:	05/12/2015	
Submission Date:	05/12/2015	
Payment Details		
		Created: 05/12/2015 09:06

SUPPORTING PLANNING STATEMENT

WEST BEACH CARAVAN PARK, HOPEMAN, MORAY

Extension to holiday caravan park to provide 14 additional pitches for touring caravans and associated works

Mr & Mrs B. Scott

18th November 2015

Prepared by Grant and Geoghegan

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INTRODUCTION

This planning statement has been prepared by Grant and Geoghegan on behalf of the owners and operators of West Beach Caravan Park to support an application for planning permission which seeks to extend the Park to the west.

West Beach Caravan Park is an established, family run beach front Caravan Park with pitches for touring caravans, motorhomes and tents. The applicants have worked hard to develop this into a high quality holiday park.

Ideally situated on the Moray coast, the park runs as a quiet site with no on-site entertainment or leisure facilities. Instead this park caters for visitors who wish to access the surrounding countryside and enjoy visiting local shops, public houses and restaurants in Hopeman and the surrounding area.

THE APPLICATION

The applicants have purchased land adjoining the site to the west, currently part of a larger area of rough ground which extends inland to the south and along the coast to the west. The application site forms a natural westward extension to the existing holiday park to accommodate 14 pitches for touring caravans.

This application does not seek planning permission to purely increase capacity- the number of caravans on site will remain within the terms of the existing site licence. The proposed layout has been designed to improve the density and layout of the existing park, to improve the quality of pitches and to enhance the visitor experience offered.

SITE DESCRIPTION AND CONTEXT

The subject site adjoins the existing holiday park to the east, and it is to be served by a new access which extends from the existing internal road network. The site itself is relatively flat but the surrounding topography is gently rolling and undulating which restricts views of the site from the south.

There are no environmental designations (National or International) covering the site; there does not appear to be any archaeological/ historic interest in it and it is outside SEPA's 1:200 year coastal flood risk envelope.

DEVELOPMENT PLAN CONTEXT

A new National Planning Framework (NPF3) and Scottish Planning Policy (SPP) have recently been published by the Scottish Government. This restates a commitment to a development plan led planning system, but with an additional requirement that there should also be a presumption in favour of sustainable development.

Paragraphs 77 and 78 of SPP emphasise the importance of encouraging development that provides sustainable economic growth, while preserving important environmental assets such as landscape and wildlife habitats that underpin continuing tourism visits and quality of place. Paragraph 79 recognises the importance of tourism, in particular static holiday units and pitches, and supports

new tourist development where it promotes the diversification and growth of the economy while protecting the distinctiveness of these areas.

Policy PP1 Sustainable Economic Growth of the Moray Local Development Plan identifies the importance of the Moray Economic Strategy in decision making. The aims of the strategy and thereby the development plan as a whole is to support development that helps diversify the economy of Moray, to enable population growth, increased employment and reduce dependency on public sector employment.

Subsequently, there is a presumption in favour of proposals which contribute towards Moray's role and image as a tourist area in the new Moray Local Development Plan 2015 (MLDP) through policy ED8 Tourism Facilities and Accommodation as long as they;

- Are compatible with policies to safeguard and enhance the built and natural environment;
- Provide adequate infrastructure arrangements (e.g. roads, parking, water, drainage), and;
- Demonstrate a locational need for a specific site.

This policy recognises the importance of tourism within the local economy but seeks to ensure that tourism development does not have a detrimental impact on the environment, which is the main attraction of the area as a tourist destination.

The subject site is identified in the Hopeman Settlement Statement as ENV8 Foreshore Areas- an area of open space which contributes to the environment and amenity of the settlement. Parent policy E5 aims to protect open spaces as identified, stating that development that would cause the loss of areas identified under the ENV designation in settlement statements should be sited and designed to minimise adverse impacts on the recreational, amenity and biodiversity value of the site.

The subject site is also identified in the Coastal Protection Zone (CPZ). Policy E8 of the Moray Local Development Plan states that Development proposals identified as being within the CPZ will be refused except:

- where there is an existing use;
- it is an appropriate extension or change of use to existing buildings, or replacement of existing buildings;
- for low intensity recreational or tourist use;
- For uses directly related to agriculture, forestry and fishing.

The objective of the policy is to protect and enhance the Moray coast for its landscape, nature conservation, recreational and tourism benefits. As a result, proposals that are appropriate within the policy must not prejudice the objectives of the CPZ or adversely affect the ecological, geomorphological or landscape importance of the area.

Given this policy background, the proposed development finds support in principle in both National and Local Planning Policy; an extension to an established low density environmentally accountable tourism enterprise would clearly contribute positively to the role and image of Moray as a tourist area. In addition, it is clear that the proposed development is ancillary to the principal use of the ENV designation in which it sits, and that the economic benefits of the proposal outweigh the

retention of this small area of land when the overall quantity and quality of open space around Hopeman is considered.

However, having regard to the nature of the proposal, its context and relevant national and local planning policies, the applicant understands that the success of this application rests with the demonstration of adherence to the criteria identified in the body of these policies and the proposal has evolved in line with the criteria prescribed, namely;

- Locational need;
- Market need and economic impact;
- Natural and Built Heritage;
- Layout, Design and Landscape Impact;
- Neighbouring amenity;

The following paragraphs will show that the proposal is fully compliant with the development plan.

LOCATIONAL NEED (POLICIES ED8, ED9)

This is an existing well established tourism business so there is clearly a locational need for the proposed development; a combination of beautiful views over the Firth and the sites proximity to the countryside and local amenities makes the site ideal for a use of this nature.

Visitors walk and cycle to visit the wider countryside and attractions in the surrounding area and good public transport links are also available in Hopeman for trips further afield. The subject site adjoins the existing holiday park so the required services (roads, drainage, waste collection etc) are readily available.

In recent years it has become increasingly popular for people to go away several times a year, often for short breaks and not exclusively in the summer months and much of this demand is for self-catering accommodation. This spread of demand dramatically improves overall use of holiday accommodation with clear benefits to businesses that provide it.

Although this business and Moray as a whole has benefited from this rise in popularity, it has increased competition from around the country as many new sites have been created. The applicants see the extension of the Park as an opportunity to sensitively improve their product and consolidate their position as the premiere holiday park in Moray, thereby making a meaningful contribution to improving the overall role and image of the area as a tourist destination.

MARKET NEED AND ECONOMIC IMPACT (POLICIES PP1, ED8)

There is no doubt that tourist spend assists local businesses- this is especially true in Moray. Tourists support the local economy through direct spending on local goods and services, and through the provision of goods and services by the site owners maintaining their assets. This in turn leads to the creation of jobs both directly and indirectly. West Beach Caravan Park turned away an average of 12 tourers per night last summer, and the majority of these holidaymakers will probably have travelled to sites outwith Moray.

Extending the site and improving the pitches at West Beach will strengthen the business, allowing it to take advantage of increased demand for domestic holidays and making it more robust in the face

of increased competition and the current uncertain economic climate. Although an assessment of the potential economic impact of the proposal has been undertaken to ensure the proposed development is viable, the main driver behind this project is the improvement of the facility so it has not been considered necessary to provide a supporting business plan. However, these figures can be provided upon request.

Tourism is one of the few sectors that stand to benefit from the current adverse economic conditions- research on the matter suggests that twice as many Britons are planning to spend their holidays in the UK compared with previous years. A survey carried out by *The Guardian* in 2014 on 3000 British adults showed that upwards of half of those surveyed were planning a holiday in the UK- this is significantly higher than before the recession where the figure was around 30%.

In addition to the increase of domestic holiday makers, the Park has consistently welcomed visitors from all around the world who seek the unique combination of tourist experiences Moray offers.

NATURAL AND BUILT HERITAGE RESOURCES (POLICIES ED7, ED8, E8 AND IMP1)

As previously stated, there are no natural or built heritage designations covering the site but the entire philosophy behind this application demonstrates the applicants' commitment to minimise negative impacts on natural and built heritage resources.

The interests of the development plan and those of the applicants are aligned in this instance-Hopeman enjoys an idyllic setting surrounded by open space which is rich in wildlife and ideal for recreation. The importance of these features is most obviously manifested in the applicants design solution- a low density development which incorporates a program of land management to minimise any detrimental impact on the environment.

The aim of the land management scheme is to integrate the site into its surroundings and result in a net increase in ecological value and biodiversity over time. West Beach Holiday Park has established a reputation as an environmentally accountable tourism enterprise, and the proposed development aims to build on this.

LAYOUT, DESIGN AND LANDSCAPE IMPACT (POLICIES ED7, ED8, AND IMP1)

SNH's Moray and Nairn Landscape Character Assessment characterises the area of which the subject site forms part as 'Hard Coastal Shore'. This landscape consists of an irregular coastal edge of relatively remote, small covers and pebble strewn raised beaches backed by Old Red Sandstone cliffs. These cliffs form an abrupt margin to the Coastal Farmland to the south, and focus views out over the Firth, partially screening the rocky foreshore. This landscape character type is sensitive to new built form which detracts from the open character of views to the coast from adjacent areas.

We recognise that Moray's landscape is a major asset, contributing to its national and regional identity, adding to the quality of many people's lives and in this case providing an attractive setting which will help promote sustainable economic growth. Consequently, the site layout has been developed to minimise impact in this regard on the development site and the surrounding landscape, and has avoided the introduction of built form.

- Materials have been selected to merge with the landscape and meet high Ecological standards.
- The pitches have been located to minimise visibility from public vantage points to the south and to take advantage of the spectacular views to the north. The pitches will be virtually invisible from the main road to the south.
- Breaking of the existing ground finish will be kept to a minimum. The intention is for the site to look established and part of the landscape from the start.
- The pitches have been provided on the level area of the site making the development accessible to all.

NEIGHBOURING AMENITY (ED7, ED8, E8 AND IMP1)

In the context of the proposed low density use, and the fact that visitor numbers will remain within the existing site licence, the proposed development would involve a low number of traffic movements on an intermittent basis. Vehicles would use the existing access track that serves the Park; there will be some additional noise from the intermittent vehicle movements along the access track but this would be very limited given the background noise levels and the proposed low impact use.

The applicant already ensures that a no amplified music policy is adhered to and noise levels will be kept to an absolute minimum after 10pm and before 8am for the enjoyment of visitors and neighbours alike. The site is subject to building control and fire safety standards which are closely adhered to and monitored by the applicants and their staff.

CONCLUSION

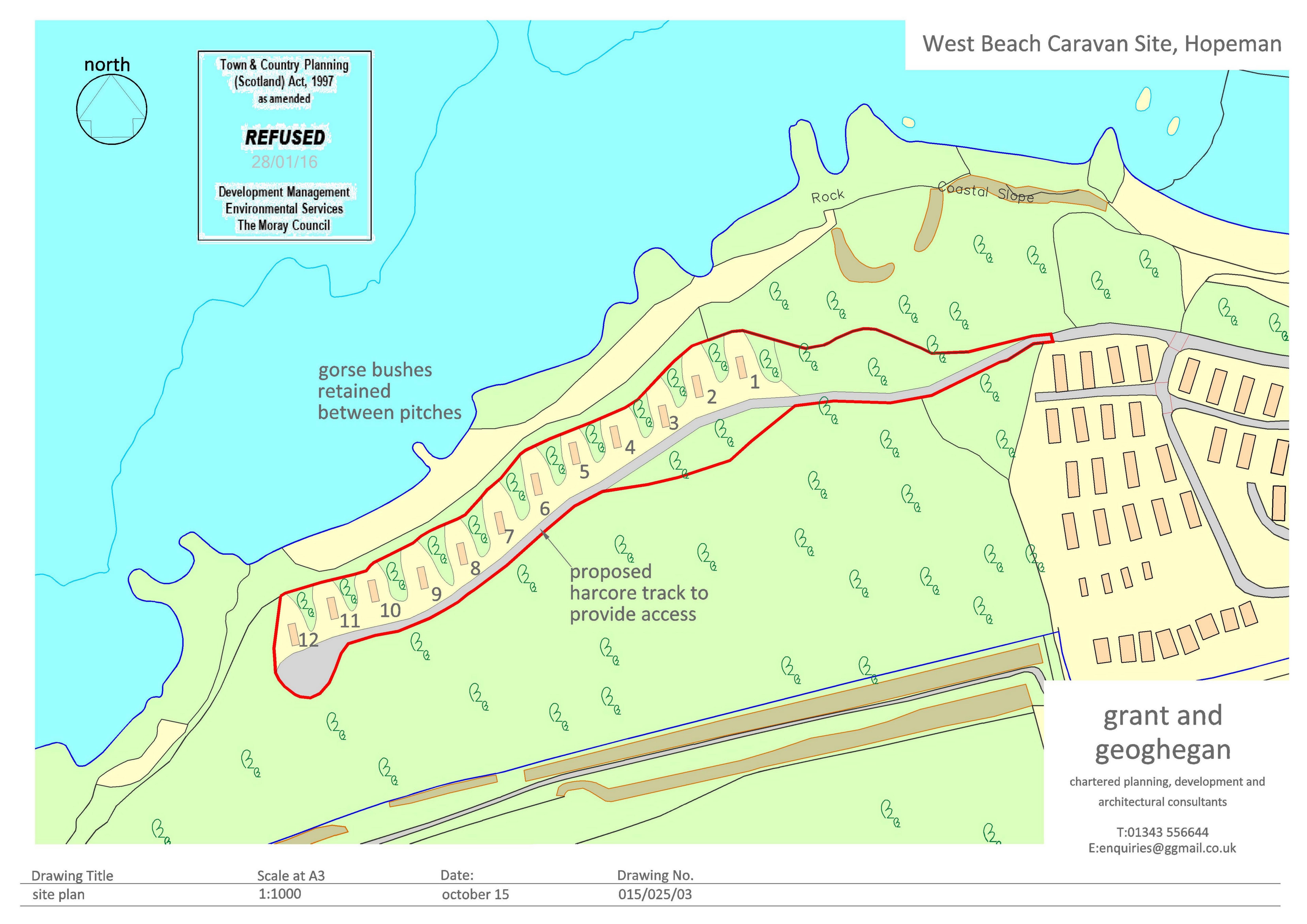
This application seeks Planning Permission for a small scale extension of an existing low density holiday park which provides for an increasingly popular segment of the tourism market and can be considered as sustainable on a number of levels. The recent decision of the Planning Committee in relation to 15/00389/APP (30 Beach Huts at North Beach, Findhorn) establishes the Council's approach to such developments; the Committee found on balance, whilst the proposal did not clearly outweigh the value of the open space, the potential tourism and long term economic benefits to the wider community warranted approval of the application.

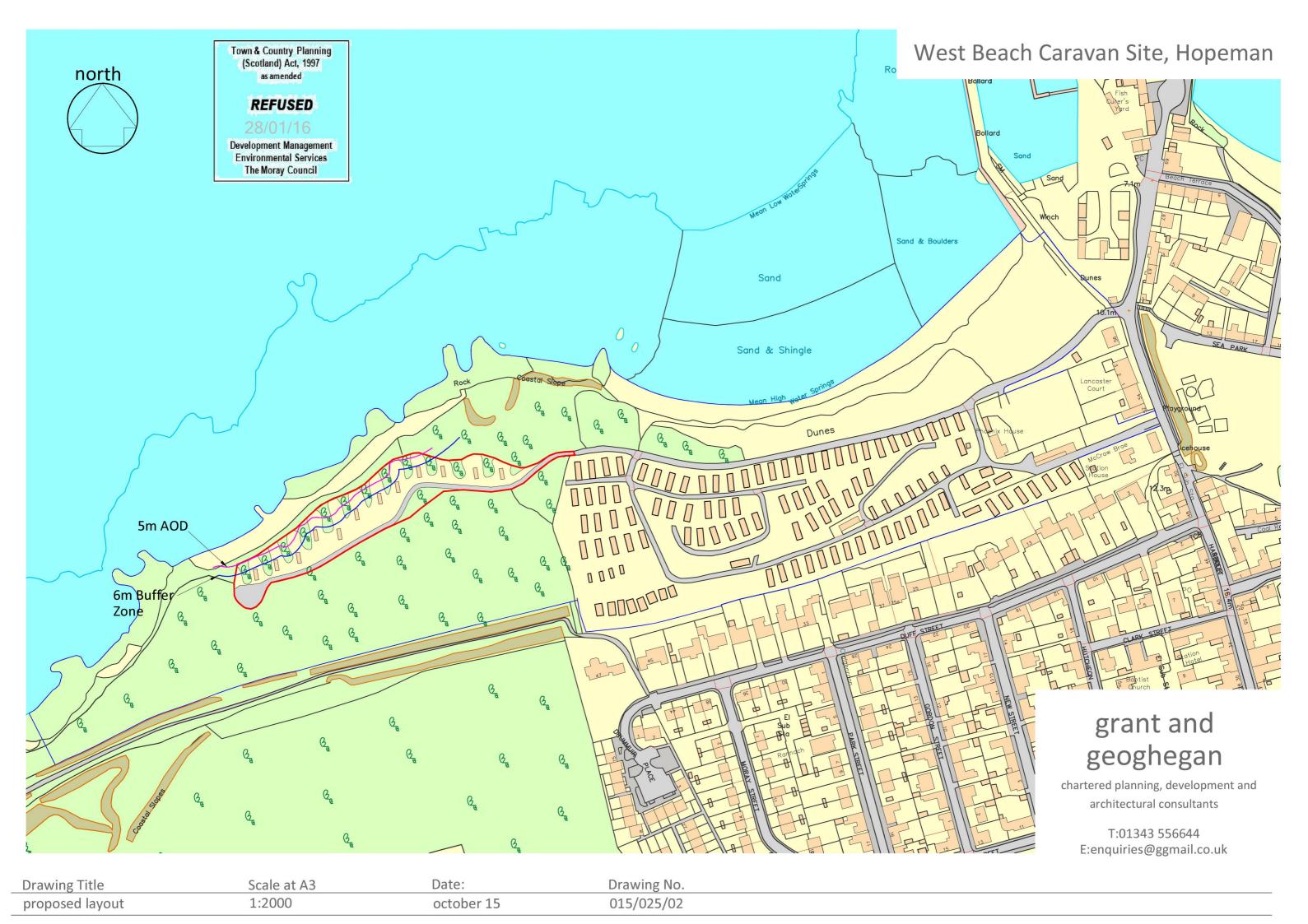
The current proposal will clearly enhance Hopeman as a tourist destination. It offers greater economic benefits for the local economy from the direct and indirect expenditure of visitors and socially, the proposal helps to underpin existing employment, both directly and indirectly through service providers and tradesmen.

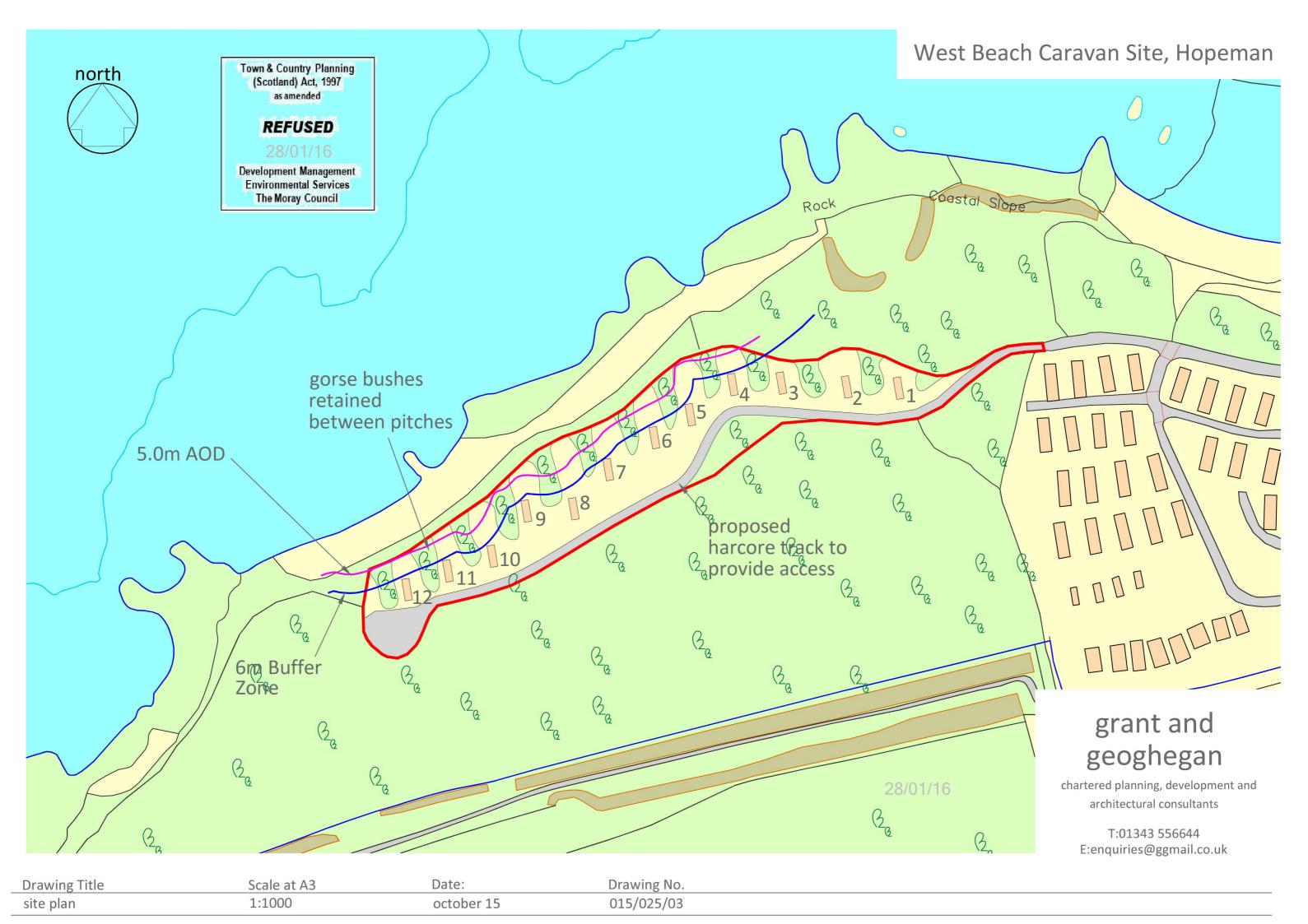
Within the landscape context of the surrounding area it is considered that the development can be satisfactorily assimilated into the landscape without undue impact on the character of the wider area. In addition, minimising the environmental impact of the proposal is paramount so the comments of SNH to achieve this are welcomed.

It is considered that the application is in accordance with National and Local Planning Policy and through the provision of material weight in favour of the proposal contained in this statement, the acceptability of this application is considered to have been established.

We trust that this statement and the submitted plans are sufficient to allow the application to be approved.







Darren Westmacott

From: Maria Pereira

Sent: 27 January 2016 09:22

To: Maurice Booth

Subject: FW: 15/02159/APP Site Adjacent To West Beach Caravan Park Hopeman

Attachments: Site Plan.pdf

Maurice

I confirm the above plan is satisfactory.

Regards

From: Maurice Booth

Sent: 26 January 2016 16:37

To: Maria Pereira

Subject: FW: 15/02159/APP Site Adjacent To West Beach Caravan Park Hopeman

Maria

Is this sufficient now? – its got the AOD contour on it.

Maurice

From: Neil Grant [mailto:neil@ggmail.co.uk]

Sent: 26 January 2016 16:23

To: Maurice Booth

Cc: gmcsurveys@gmail.com

Subject: RE: 15/02159/APP Site Adjacent To West Beach Caravan Park Hopeman

Hi Maurice, here's the updated plan, is this ok for Maria?

Thanks

Neil

From: Maurice Booth [mailto:Maurice.Booth@moray.qov.uk]

Sent: 26 January 2016 12:12

To: Neil Grant (neil@ggmail.co.uk) <neil@ggmail.co.uk> **Cc:** 'gmcsurveys@gmail.com' <gmcsurveys@gmail.com>

Subject: FW: 15/02159/APP Site Adjacent To West Beach Caravan Park Hopeman

Neil

As per Maria Pereira's request below, could you provide updated plans as sought.

I will need this this week.

Thanks

Maurice

From: Maria Pereira

Sent: 26 January 2016 09:47

To: Maurice Booth

Subject: FW: 15/02159/APP Site Adjacent To West Beach Caravan Park Hopeman

Maurice

Further to your question, plans are not yet satisfactory. Gary McIntosh sent an amended 'Revised Section D E and F' confirming the level at 5.9mAOD this morning (attached). However there is no ground level showing for all pitches – I advised him to submit a plan showing proposed ground levels for all caravan pitches.

Regards

M Pereira Technician Flood Risk Management The Moray Council PO Box 6760, Elgin, IV30 9BX

email: maria.pereira@moray.gov.uk

From: Maurice Booth

Sent: 26 January 2016 09:14

To: Maria Pereira

Subject: 15/02159/APP Site Adjacent To West Beach Caravan Park Hopeman

Maria

In relation to your remaining queries with the above application could you confirm if the above plans are now satisfactory please.

Maurice

From: Maurice Booth

Sent: 26 January 2016 08:48 **To:** 'neil@ggmail.co.uk'

Subject: FW: 15.02159.APP Hopeman

Neil

I have just discussed this with Gary, and as indicated am aiming to progress determination early next week.

Could you get the finally amended plans to myself please, taking into account the need for one of the pitches to be moved so it is above the 5.9m AOD, and the confirmation in relation to the "pitch level" (as per Maria Pereira's email below). I will need these plans in the next couple of days because of the deadline next week.

I would also confirm that the amendments to the layout and site boundary are not sufficiently significant to require withdrawal/re-submission of the application.

Maurice

From: Maria Pereira

Sent: 25 January 2016 16:43

To: 'Gary McIntosh' Cc: Maurice Booth

Subject: 15.02159.APP Hopeman

Gary

Thanks for your information. I note that there is one caravan pitch located below 5.90mAOD. However I requested that no development takes place below 5.90mAOD. Please could you confirm that pitch level (section D) is correct.

This email has been forwarded to Maurice Booth – planning officer.

Regards

M Pereira
Technician Flood Risk Management
The Moray Council
PO Box 6760, Elgin, IV30 9BX
email: maria.pereira@moray.gov.uk

From: Gary McIntosh [mailto:gmcsurveys@gmail.com]

Sent: 25 January 2016 10:24

To: Maria Pereira Subject: Re: Planning

Maria,

Thank you for getting back to me.

In addition to this, there are revised drawings for the proposed extension at West Beach Caravan Park. Based on the revisions SEPA have now removed their objections to the proposals. The application is to be re submitted due to amendments to the site boundaries, can you confirm that the Flood Risk Assessment will not requested based on the new drawings and response from SEPA.

Regards

Gary

Gary Mackintosh BSc Design Engineer gmcsurveys T:07557 431 702 E:gmcsurveys@gmail.com

SAVE PAPER - Please do not print this e-mail unless absolutely necessary.

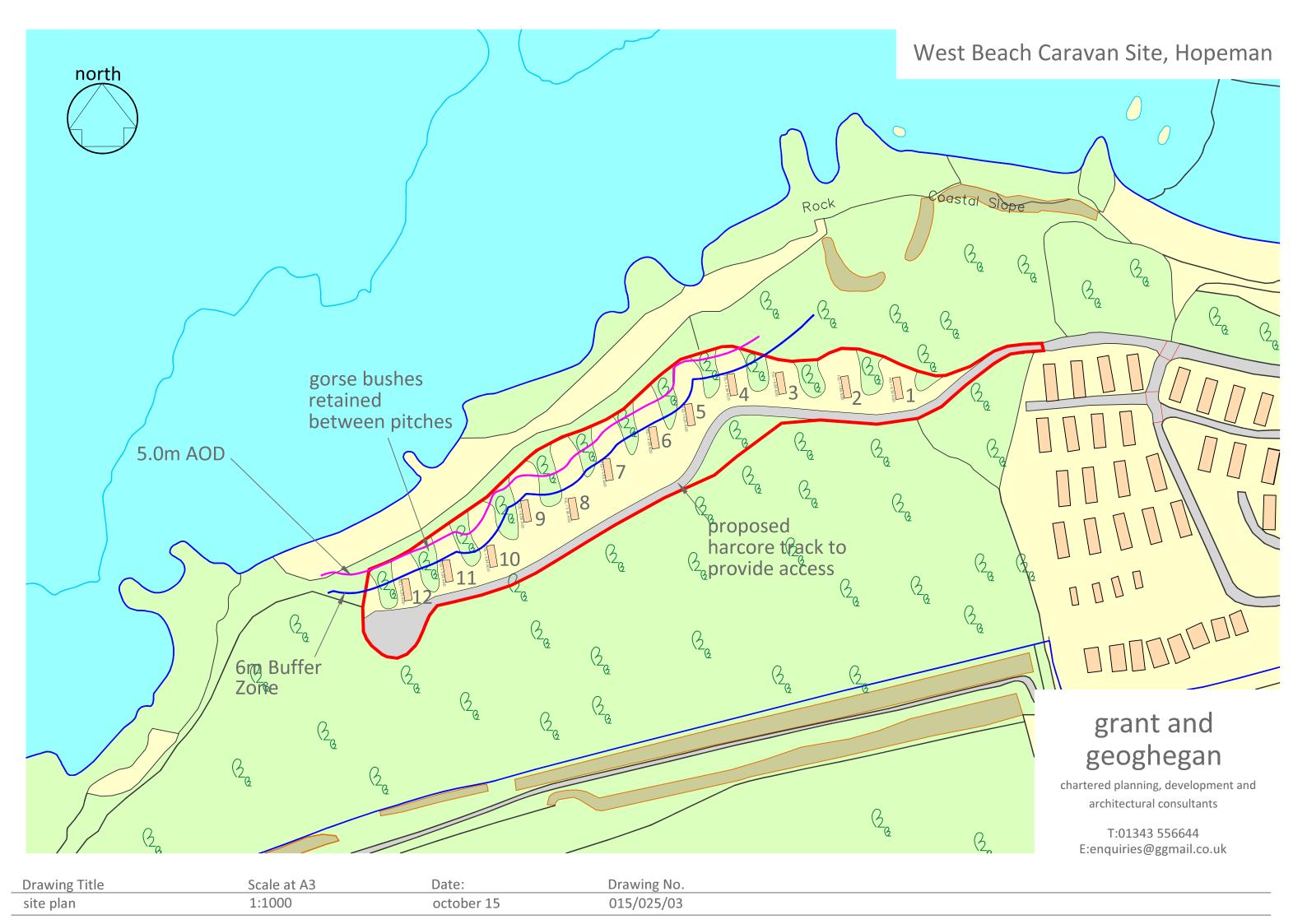
******* The Moray Council: Internet E-mail Notice *******

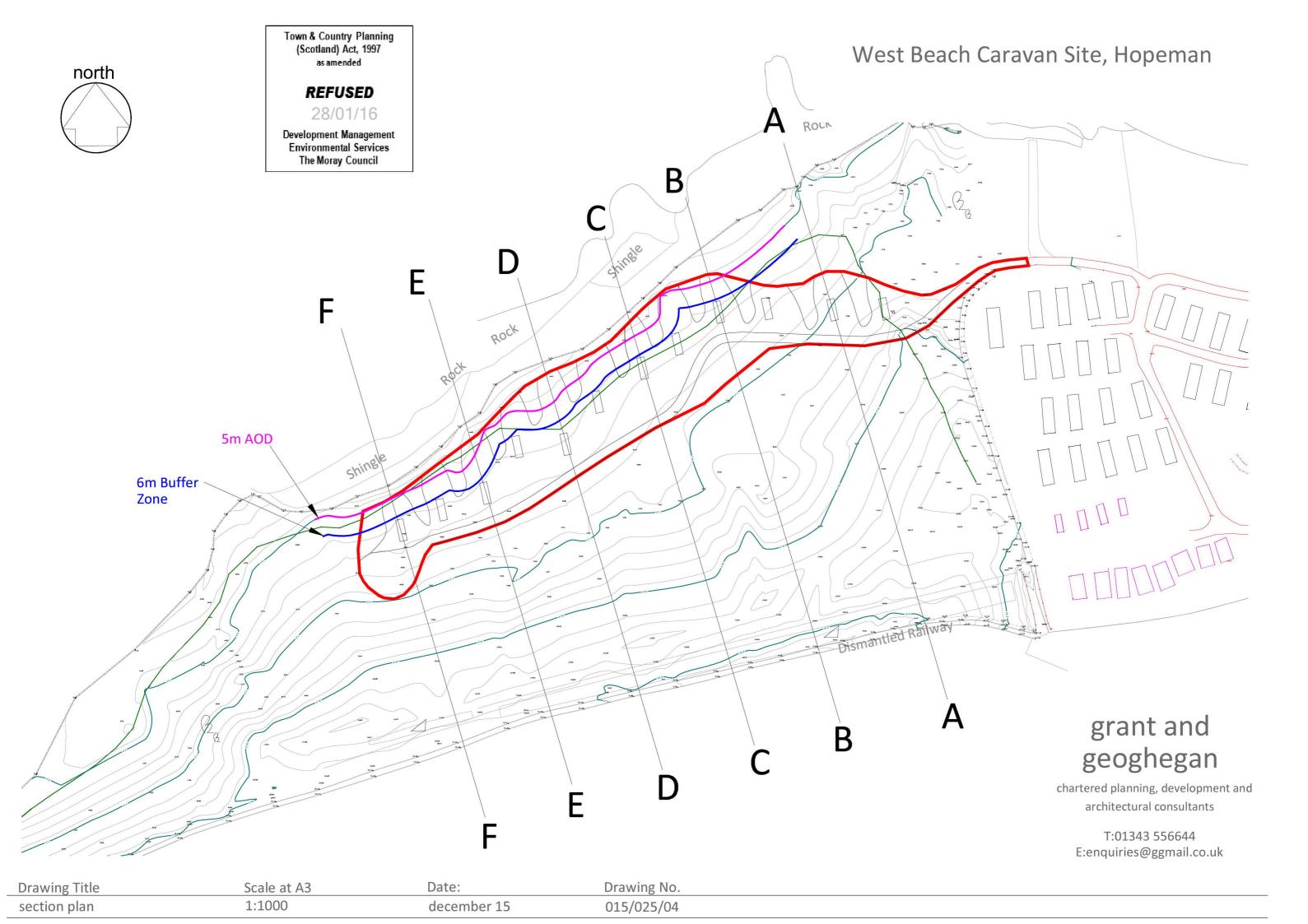
Moray Council Web address: http://www.moray.gov.uk

Main switchboard: 01343 543451

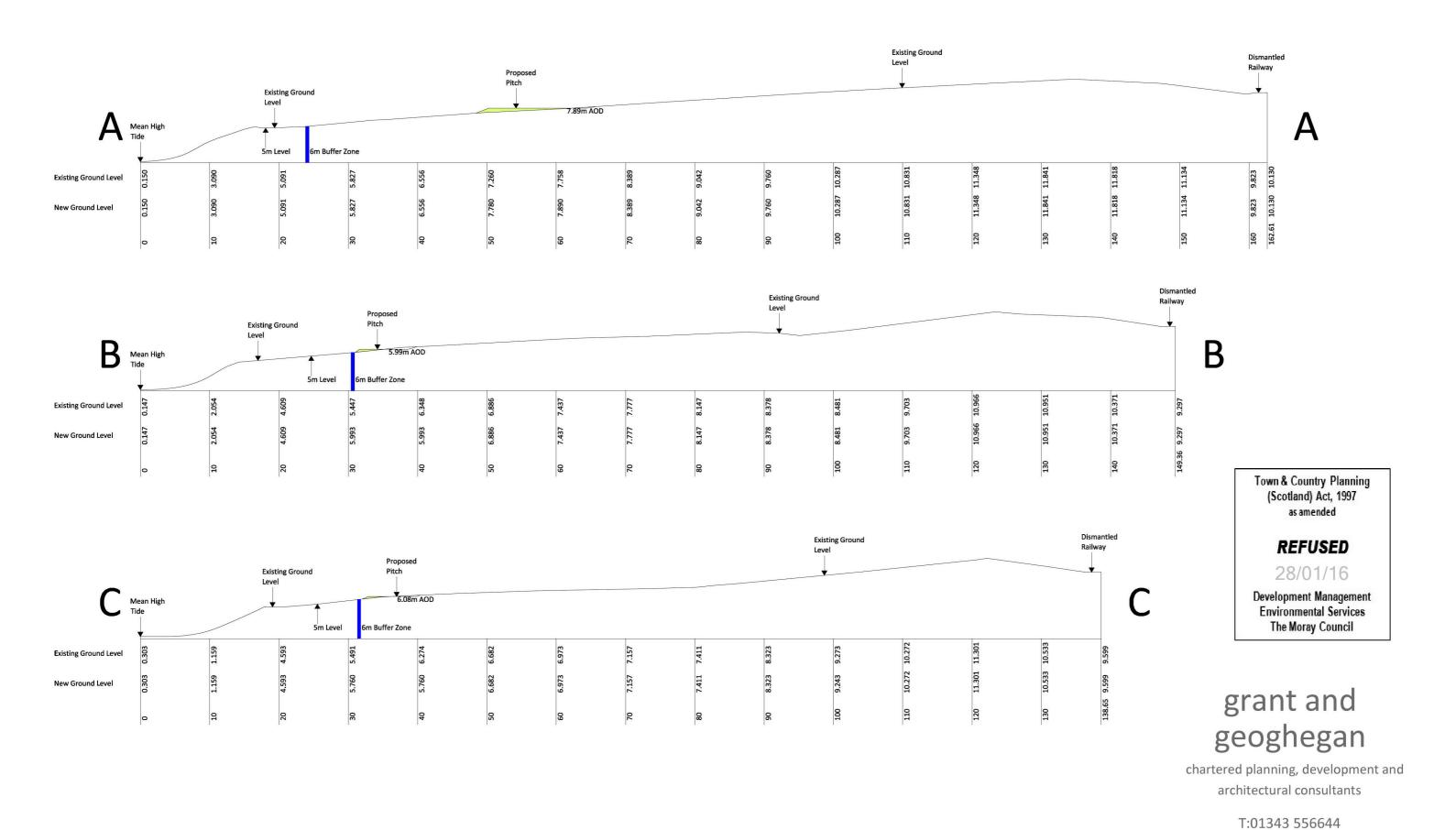
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If this e-mail has been sent to you by mistake, please notify postmaster@moray.gov.uk as soon as possible; you should then delete this e-mail from your computer.

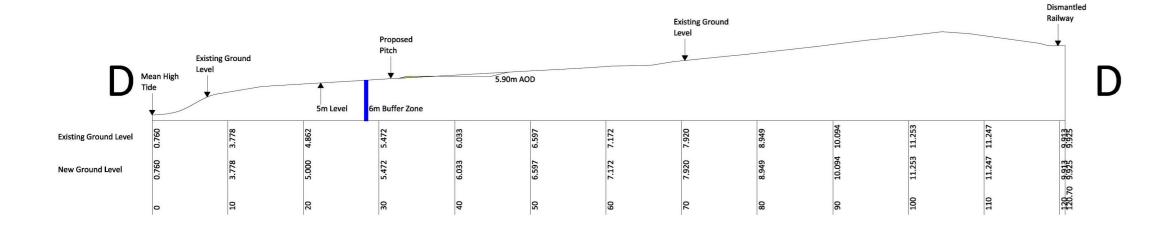


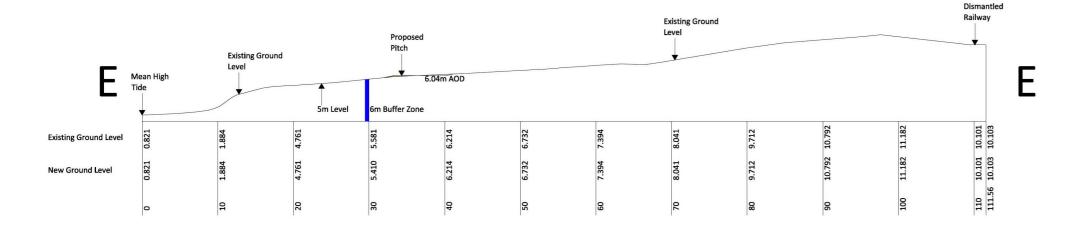


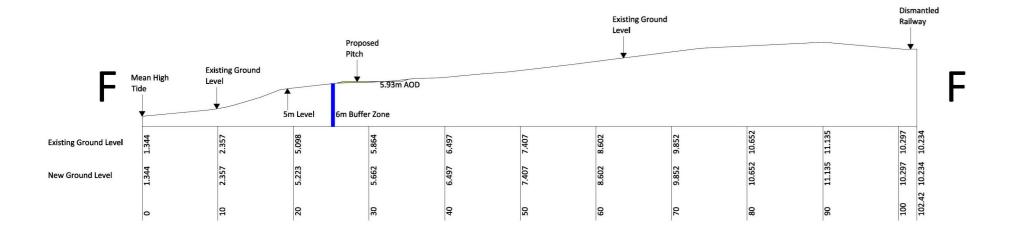
E:enquiries@ggmail.co.uk



Drawing TitleScale at A3Date:Drawing No.sections A, B and C1:500december 15015/025/05







Town & Country Planning (Scotland) Act, 1997 as amended

REFUSED

28/01/16

Development Management Environmental Services The Moray Council

grant and geoghegan

chartered planning, development and architectural consultants

T:01343 556644 E:enquiries@ggmail.co.uk

Drawing Title	Scale at A3	Date:	Drawing No.
sections D, E and F	1:500	december 15	015/025/06

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th December 2015
Planning Authority Reference	15/02159/APP
Nature of Proposal	Proposed extension to relocate 12 touring caravan
(Description)	pitches on
Site	Site Adjacent To West Beach Caravan Park
One	Harbour Street
	Hopeman
	Elgin
	Moray
	, and the second
Site Postcode	N/A
Site Gazetteer UPRN	000133042403
Proposal Location Easting	314353
Proposal Location Northing	869627
Area of application site (Ha)	6124 m ²
Additional Comment	
Development Hierarchy Level	
Supporting Documentation	http://public.moray.gov.uk/eplanning/centralDis
URL	tribution.do?caseType=Application&keyVal=N
	YXCUBBGAK000
Previous Application	09/00898/FUL
	05/01011/FUL
	04/02141/FUL
Date of Consultation	14th December 2015
Is this a re-consultation of an	No
existing application?	West Beach Caravan Park
Applicant Name	west Beach Caravan Park
Applicant Organisation Name	Harbour Street
Applicant Address	Hopeman
	ELGIN
	IV30 5RU
	Moray
Agent Name	Grant And Geoghegan
Agent Organisation Name	
3 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Unit 4
	Westerton Road Business Centre
A mant A delice = =	4 Westerton Road South
Agent Address	Keith
	AB55 5FH
Agent Phone Number	
Agent Email Address	N/A
	-
Case Officer	Maurice Booth
Case Officer Case Officer Phone number	Maurice Booth 01343 563274
Case Officer Case Officer Phone number Case Officer email address	Maurice Booth 01343 563274 maurice.booth@moray.gov.uk
Case Officer Case Officer Phone number	Maurice Booth 01343 563274

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

Consultee:

PLANNING CONSULTATION RESPONSE

From: Contaminated Land

Planning Application Ref. No: 15/02159/APP
Proposed extension to relocate 12 touring caravan pitches on Site Adjacent To West Beach
Caravan Park Harbour Street Hopeman Elgin for West Beach Caravan Park

I have	e the following comments to make on the applica	ation:-	Please x
(a)	I OBJECT to the application for the reason(s) a	s stated below	â
(b)	I have NO OBJECTIONS to the application comment(s) to make on the proposal	and have no condition(s) and/or	x
(c)	I have NO OBJECTIONS to the application comment(s) about the proposal as set out below		
(d)	Further information is required in order to co below	nsider the application as set out	
Reas	son(s) for objection		
Cond	dition(s)		
Furti	ner comment(s) to be passed to applican	t	
Furtl	ner information required to consider the	application	
	act: Adrian Muscutt I address:	Date: 17.12.15	

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at http://public.moray.gov.uk/eplanning/ (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th December 2015
Planning Authority Reference	15/02159/APP
Nature of Proposal	Proposed extension to relocate 12 touring caravan
(Description)	pitches on
Site	Site Adjacent To West Beach Caravan Park
One	Harbour Street
	Hopeman
	Elgin
	Moray
	, and the second
Site Postcode	N/A
Site Gazetteer UPRN	000133042403
Proposal Location Easting	314353
Proposal Location Northing	869627
Area of application site (Ha)	6124 m ²
Additional Comment	
Development Hierarchy Level	
Supporting Documentation	http://public.moray.gov.uk/eplanning/centralDis
URL	tribution.do?caseType=Application&keyVal=N
	YXCUBBGAK000
Previous Application	09/00898/FUL
	05/01011/FUL
	04/02141/FUL
Date of Consultation	14th December 2015
Is this a re-consultation of an	No
existing application?	West Beach Caravan Park
Applicant Name	west Beach Caravan Park
Applicant Organisation Name	Harbour Street
Applicant Address	Hopeman
	ELGIN
	IV30 5RU
	Moray
Agent Name	Grant And Geoghegan
Agent Organisation Name	
3 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Unit 4
	Westerton Road Business Centre
A mant A delice = =	4 Westerton Road South
Agent Address	Keith
	AB55 5FH
Agent Phone Number	
Agent Email Address	N/A
	-
Case Officer	Maurice Booth
Case Officer Case Officer Phone number	Maurice Booth 01343 563274
Case Officer Case Officer Phone number Case Officer email address	Maurice Booth 01343 563274 maurice.booth@moray.gov.uk
Case Officer Case Officer Phone number	Maurice Booth 01343 563274

NOTE:

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The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

Consultee:

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 15/02159/APP
Proposed extension to relocate 12 touring caravan pitches on Site Adjacent To West Beach
Caravan Park Harbour Street Hopeman Elgin for West Beach Caravan Park

I have the following comments to make on the application:-						
(a)	I OBJECT to the application for the reason(s) a	s stated below	X			
(b)	I have NO OBJECTIONS to the application comment(s) to make on the proposal	and have no condition(s) and/or	X			
(c)	I have NO OBJECTIONS to the application comment(s) about the proposal as set out below					
(d)	Further information is required in order to co below	nsider the application as set out				
Reason(s) for objection						
Condition(s)						
Further comment(s) to be passed to applicant						
Further information required to consider the application						
	act: Andrew Stewart I address:	Date18/12/15				

Return response to C	consultation.planning@moray.gov.uk
----------------------	------------------------------------

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at http://public.moray.gov.uk/eplanning/ (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	27th January 2016
Planning Authority Reference	15/02159/APP
Nature of Proposal	Proposed extension to relocate 12 touring caravan
(Description)	pitches on
Site	Site Adjacent To West Beach Caravan Park
	Harbour Street
	Hopeman
	Elgin
	Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133042403
Proposal Location Easting	314353
Proposal Location Northing	869627
Area of application site (Ha)	6124 m ²
Additional Comment	URGENT
Development Hierarchy Level	
Supporting Documentation	http://public.moray.gov.uk/eplanning/centralDis
URL	tribution.do?caseType=Application&keyVal=N
	YXCUBBGAK000
Previous Application	09/00898/FUL
	05/01011/FUL
	04/02141/FUL
Date of Consultation	13th January 2016
Is this a re-consultation of an	No
existing application?	
Applicant Name	West Beach Caravan Park
Applicant Organisation Name	
Applicant Address	Harbour Street
	Hopeman
	ELGIN
	IV30 5RU
Agent Nems	Moray
Agent Name	Grant And Geoghegan
Agent Organisation Name	Unit 4
	Westerton Road Business Centre
	4 Westerton Road South
Agent Address	Keith
	AB55 5FH
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk
L .	

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Ian Douglas

Planning Application Ref. No: 15/02159/APP
Proposed extension to relocate 12 touring caravan pitches on Site Adjacent To West Beach
Caravan Park Harbour Street Hopeman Elgin for West Beach Caravan Park

I have the following comments to make on the application:-						
(a)	I OBJECT to the application for the reason(s) a	s stated below	x			
(b)	I have NO OBJECTIONS to the application comment(s) to make on the proposal	and have no condition(s) and/or				
(c)	I have NO OBJECTIONS to the application comment(s) about the proposal as set out below					
(d)	Further information is required in order to co below	nsider the application as set out				
Reason(s) for objection						
Condition(s) The proposal will affect Core Path MCT06 which links through the Caravan site as part of the Moray Coast Trail. This route should be retained free from obstruction during and after the construction period for the development.(see attached Moray Core Path Map 4A)						
Further comment(s) to be passed to applicant						
Further information required to consider the application						
Cont	act:lan M Douglas	Date22/01/16				

email address:ian.douglas@m Consultee:	oray.gov.uk	Phone 7049	No
Return response to	consultation n	lanning@moray.gov.uk	
Return response to	CONSUNATION, P	iaiiiiiiq@iiiOiay.qov.uk	

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at http://public.moray.gov.uk/eplanning/ (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Moray Flood Risk Management

Planning Application Ref. No: 15/02159/APP

Proposed extension to relocate12 touring caravan pitches on site adjacent to West Beach Caravan Park

Harbour Street Hopeman Elgin Moray

I have the following comments to make on the application:-

		Please x
(a)	I OBJECT to the application for the reason(s) as stated below	\boxtimes
(b)	I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal	
(c)	I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below	
(d)	Further information is required in order to consider the application as set out below	\boxtimes

Within our previous response we asked for a Flood Risk Assessment (FRA) and survey information. The applicant has now submitted only topographic information on the site and the design levels of the proposed pitches.

Reason for refusal

1 Buffer strip around water features

Policy EP6 requires a buffer strip of at least 6m between any new development and all water features. The top of the sloping ground is about 5mAOD. Reason for refusal: There is no provision for a buffer strip. There are some pitches located within the buffer strip of 6m from the contour of 5mAOD.

Informative: All land on the coast is subject to coastal processes including erosion. It is suggested that the applicant investigates this further.

2 Coastal flood risk

SPP defines "sites used for holiday or short-let caravans and camping" as vulnerable users. Therefore protection up to a 1000 year flood event is required. FRM Team are aware of some properties in Portgordon with floor levels greater than 5mAOD that have been flooded on more than one occasion in the past as a result of wave action. We request that no development, including any landraising or built development, takes place below 5.9mAOD. This does take into account the potential effects of wave action and climate change including a freeboard of 600mm. Reason for refusal: Proposed post-development levels are below 5.9mAOD.

Further information is required

The site may be at risk of surface water flooding. Overland flow from the north west of the village is likely to be ponding through the existing caravan park and potentially discharging through the proposed development. DIA is required including plan showing the 1000 year flow path.

Contact: MP Date: 11/01/2016

email address: frmconsultation@moray.gov.uk

Consultee: The Moray Council | Flood Risk Management Return response to consultation.planning@moray.gov.uk

The advice provided for this application is based on the documents submitted by the applicant. These documents have been reviewed but a detailed check of the calculations, on which the outcome of the assessment(s) is/are based, has not been carried out.

It is assumed that the person/organization/company employed to carry out these assessments is a competent professional and the required checks were done before the reports were finalized and submitted in support of this application.

Responsibility for the accuracy of the assessment(s) lies with the applicant.

From: Jill Paterson

Sent: Fri, 18 Dec 2015 16:56:48 +0000

To: DC-General Enquiries

Cc: Neil Grant; Developer Obligations

Subject: 15/02159/APP: Developer Obligations Final Response

Proposed Extension to Relocate 12 Touring Caravan Pitches on Site Adjacent to West Beach Caravan Park, Harbour St, Hopeman

Planning Application Reference: 15/02159/APP

We have undertaken an assessment of the above application. As the proposal if for touring caravan pitches it will not involve the creation of permanent residences. The nature of this proposal will therefore not require any developer obligations.

There may be a requirement in relation to roads however this will be advised direct by the Transportation Service.

Regards

Jill

Jill Paterson | Principal Developer Obligations Officer | Legal and Governance | Aberdeenshire Council | C/o Area Office | The Square | Banchory | AB31 5RW

Tel: 01330 825 518

Blackberry: 07836 558071

E-mail: jill.paterson@aberdeenshire.gov.uk

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SAVE PAPER - Please do not print this e-mail unless absolutely necessary.



Our ref: PCS/144536 Your ref: 15/02159/APP

If telephoning ask for: Zoe Griffin

19 January 2016

Maurice Booth
The Moray Council
Development Services
Environmental Services Dept.
Council Office, High Street
Elgin
IV30 1BX

By email only to: consultation.planning@moray.gov.uk

Dear Mr Booth

Town and Country Planning (Scotland) Acts
Planning application: 15/02159/APP
Proposed extension to relocate 12 touring caravan pitches
Site Adjacent To West Beach Caravan Park Harbour Street Hopeman Elgin Moray

Further to our letter of 07 January 2016, SEPA received an email from the applicant, West Beach Caravan Park, on 08 January 2016 containing further information comprising three drawings showing topographical sections for the proposed development site.

We are now in a position to **remove** our request for a planning condition to be attached to this planning application. Notwithstanding this, we would expect Moray Council to undertake their responsibilities as the Flood Prevention Authority.

Advice for the planning authority

1. Flood Risk

- 1.1 We thank the applicant for submitting topographic site sections which demonstrate that all caravan pitches will be situated on ground levels about 5m above ordnance datum (AOD).
- 1.2 For information, an approximate 1 in 1000 year water level for the area is 3.35m AOD based on extreme still water level calculations using the Coastal Flood Boundary Method. This does not take into account the potential effects of wave action, climate change, funnelling or local bathymetry at this location. We also recommend that the applicant contact the Flood Prevention Authority with regard to the appropriate levels of freeboard for the area.



- 1.3 With regards to Finished Floor Levels (FFL), in line with SEPA's Technical Guidance a minimum allowance of 600 mm is recommended for coastal freeboard.
- 1.4 We also note that some groundworks will take place to raise the ground levels at the site. Given that the flood risk is of a coastal nature and that the proposed development is connected to higher ground, land raising is considered to be acceptable in this instance. Normally we would request for compensatory flood storage to be provided for the lost functional floodplain volume. However, as there is unlikely to be a significant increase in risk of flooding elsewhere and it would not create an island of development, we are satisfied that no compensatory flood storage is required in this case.

If you have any queries relating to this letter, please contact me by telephone on 01224 266636 or e-mail at planning.aberdeen@sepa.org.uk.

Yours sincerely

Zoe Griffin Senior Planning Officer Planning Service

ECopy to: Grant and Geoghegan, neil@ggmail.co.uk
West Beach Caravan Park, hello@westbeachcaravanpark.co.uk

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. Further information on our consultation arrangements generally can be found in How and when to consult SEPA, and on flood risk specifically in the SEPA-Planning-Authority Protocol.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th December 2015
Planning Authority Reference	15/02159/APP
Nature of Proposal	Proposed extension to relocate 12 touring caravan
(Description)	pitches on
Site	Site Adjacent To West Beach Caravan Park
One	Harbour Street
	Hopeman
	Elgin
	Moray
	, and the second
Site Postcode	N/A
Site Gazetteer UPRN	000133042403
Proposal Location Easting	314353
Proposal Location Northing	869627
Area of application site (Ha)	6124 m ²
Additional Comment	
Development Hierarchy Level	
Supporting Documentation	http://public.moray.gov.uk/eplanning/centralDis
URL	tribution.do?caseType=Application&keyVal=N
	YXCUBBGAK000
Previous Application	09/00898/FUL
	05/01011/FUL
	04/02141/FUL
Date of Consultation	14th December 2015
Is this a re-consultation of an	No
existing application?	West Beach Caravan Park
Applicant Name	west Beach Caravan Park
Applicant Organisation Name	Harbour Street
Applicant Address	Hopeman
	ELGIN
	IV30 5RU
	Moray
Agent Name	Grant And Geoghegan
Agent Organisation Name	
3 3 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Unit 4
	Westerton Road Business Centre
A mant A delice = =	4 Westerton Road South
Agent Address	Keith
	AB55 5FH
Agent Phone Number	
Agent Email Address	N/A
	-
Case Officer	Maurice Booth
Case Officer Case Officer Phone number	Maurice Booth 01343 563274
Case Officer Case Officer Phone number Case Officer email address	Maurice Booth 01343 563274 maurice.booth@moray.gov.uk
Case Officer Case Officer Phone number	Maurice Booth 01343 563274

NOTE:

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Please respond using the attached form:-

MORAY COUNCIL

(d)

below

PLANNING CONSULTATION RESPONSE

I have the following comments to make on the application:-

comment(s) about the proposal as set out below

From: Transportation Manager

Planning Application Ref. No: 15/02159/APP
Proposed extension to relocate 12 touring caravan pitches on Site Adjacent To West Beach
Caravan Park Harbour Street Hopeman Elgin for West Beach Caravan Park

Please

(a) I OBJECT to the application for the reason(s) as stated below

(b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal

(c) I have NO OBJECTIONS to the application subject to condition(s) and/or □

Transportation recommends consultation with the Access Manager due to the proximity of existing core path network to the site.

Contact: DA Date 13 January 2016

Further information is required in order to consider the application as set out

email address: transport.develop@moray.gov.uk

Consultee: TRANSPORTATION

Return response to	consultation.planning@moray.gov.uk

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Comments for Planning Application 15/02159/APP

Application Summary

Application Number: 15/02159/APP

Address: Site Adjacent To West Beach Caravan Park Harbour Street Hopeman Elgin Moray

Proposal: Proposed extension to relocate 12 touring caravan pitches on

Case Officer: Maurice Booth

Customer Details

Name: Mr Douglas Gallacher

Address:

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:To Whom It May Concern

Reference: West Beach Caravan Park, Hopeman Planning Application.

I refer to the West Beach Caravan Park Planning Application for twelve additional Touring Caravan pitches.

I fully support this application on the basis of the economic benefit to Hopeman and the surrounding area.

There is no question that since the current owners purchased this site the thoughts and the money spent in a relatively short period of time has enhanced the site and subsequently, the local community has gained and will continue to do so with the owners' total commitment to retain and more importantly attract new visitors to the Moray area.

I have witnessed the site predominately full during the season between April and October 2015, this has resulted in the Touring Vans being turned away. This obviously means that the local businesses in the area are also missing out on additional revenue.

The site which is earmarked for additional touring pitches has some of the best views over the Moray Firth, and the additional pitches would have no adverse effect on the surrounding local community.

I appeal to the Planning Committee to support this planning application on the proposed area in question as it will substantially improve and enhance the character of the surrounding area and also the money spent by the additional visitors would be most welcome by the local businesses.

For your information, my main residence is in Aberdeen but, for the last fifteen years I have spent a lot of my time in Hopeman from April to October and since I purchased a new caravan three years ago on the said site, my wife and I spend all our weekends in Hopeman, golfing, boating, cycling etc. etc. in the Moray area.

I reiterate and respectfully ask the Planning Committee to support this application and allow additional visitors to the area the opportunity to experience the views and more importantly the hospitality shown by the local residents.

Yours faithfully,

Douglas M. Gallacher



REPORT OF HANDLING

Ref No:	15/02159/APP	Officer:	Maurice Booth
Proposal Description/ Address	Proposed extension to relocate 12 touring Beach Caravan Park Harbour Street Hop	•	on Site Adjacent To West
Date:	28/01/16	Typist Initials:	FJA

RECOMMENDATION		
Approve, without or with	condition(s) listed below	N
Refuse, subject to reason(s) listed below		Υ
Legal Agreement required e.g. S,75		N
Notification to Scottish Ministers/Historic Scotland		N
Haaring requirements	Departure	N
Hearing requirements	Pre-determination	N

CONSULTATIONS			
Consultee	Date Returned	Summary of Response	
Environmental Protection Manager	22/01/16	The Access Manager raises no objection to the proposal but states that the proposal will affect Core Path MCT06 which links through the Caravan site as part of the Moray Coast Trail. This route should be retained free from obstruction during and after the construction period for the development.(see attached Moray Core Path Map 4A)	
Spey Fisheries Board		No response - consultation in error	
Developer Obligations Unit	18/12/15	No contribution required	
Development Plans (Environment)	11/01/16	Objections to the proposals on the policy grounds discussed below, and forming the basis of the refusal decision	
Moray Flood Risk Management		No objection -see Observations	
Scottish Environment Protection Agency	19/01/16	No objection subject to the condition requested – see Observations	
Scottish Water		No response	
Environmental Health Manager	21/12/15	No objection	
Contaminated Land	18/12/15	No objection	
Transportation Manager	14/01/16	No objection (no conditions requested)	

DEVELOPMENT PLAN POLICY			
Policies	Dep	Any Comments (or refer to Observations below)	
E9: Settlement Boundaries	Υ		
PP1: Sustainable Economic Growth	Υ		
IMP3: Developer Obligations			
EP9: Contaminated Land			
T5: Parking Standards			
T2: Provision of Access			
IMP1: Developer Requirements	Υ		
E8: Coastal Protection Zone	Υ		
EP7: Control of Develop in FloodRiskArea			
E7: AGLV and impacts on wider landscape	Υ		
E5: Open Spaces	Υ		
ED8: Tourism Facilities and Accommodation	Υ		

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received 1		

Names/Addresses of parties submitting representations

Name and address details of parties submitting representations withheld in accordance with the Data Protection Act.

Summary and Assessment of main issues raised by representations

Issue: The proposals should be supported since they will substantially improve and enhance the character of the surrounding area and

also the money spent by the additional visitors would be most welcome by the local businesses. Proposals reflect the owner's continuing commitment to invest in the site

Comments (PO): The benefits of investment and encouragement to tourism have to be balanced against protection of the natural environmental qualities that Moray has to offer.

Issue: The proposals should be supported since the stances proposed have some of the best views over the Firth

Comments (PO): The views to be had from the site reflect the visual impact that the development will have for those enjoying the coastal landscape in the area.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the development plan i.e. the approved Moray Structure Plan 2007 and the adopted Moray Development Plan 2015 unless material considerations indicated otherwise. In this case the main planning issues are considered below.

The Site

The site is part of an extensive area of naturally vegetated duneland mounds rising as a backdrop to the rocky coastline immediately to the west of Hopeman. It runs along the shore line and has a Moray Core Path running across it.

A short distance to the south there is the Moray Coast Trail running along the route of the former railway line.

The Proposal

Proposed extension to relocate 12 touring caravan pitches with an access roadway and hardstandings. It is noted that although described as being for the relocation of existing pitches, the proposal would involve a substantial undeveloped area to the west of the caravan park which would be in addition to what has been consented in the established caravan park area.

Flooding and Drainage (EP5:Surface Water Drainage, EP7: Control of Development in Flood Risk Areas)

SEPA advise that with regards to the risk from coastal flooding, as the site is adjacent to the indicative coastal flood envelope, and in the absence of a detailed topographic survey of the site, a conservative approach to flood risk should be taken. As such they request that it should be ensured by condition that no built development takes place below 5mAOD to ensure that the development is adequately protected against flood risk. A revised plan submitted by the agent shows a 5mAOD contour line with all the development proposed above this, and on this basis SEPA's requirement should be able to be satisfied.

SEPA state that they consider any potential surface water flooding issue to be the primary concern of Moray Flood Risk Management (MFRM).

Following discussions with MFRM the agent has provided further plans showing the development to all be above a 6m AOD contour line, and MFRM confirm that this satisfies their requirements.

Impact on Environment (E5: Open Spaces-based on the ENV Foreshore designation in the Hopeman Settlement Statement-, ED8: Tourism Facilities and Accommodation, E8: Coastal Protection Zone, E7: AGLV and impacts on wider landscape, E9: Settlement Boundaries, IMP1: Developer Requirements, PP1: Sustainable Economic Growth)

The application site is within and to the West of ENV8 Foreshore Area designation in the settlement map for Hopeman. The majority of the application site is located outwith the settlement boundary of Hopeman with part falling with the ENV8 designation. Approximately two thirds of the site is in both the AGLV (policy E7) and the CPZ (policy E8), with this area also being outwith the settlement boundary and the remainder being in the ENV8 area.

The touring caravan provision would help Hopeman as a tourist destination by encouraging visitors to stay with associated economic benefits, as promoted by ED8. However, the proposal fails to satisfy the relevant environmental policies E7 (AGLV), E8 (CPZ) and IMP1, and also breaches the settlement boundary and therefore would be contrary to E9 (settlement Boundaries). Because it breaches E7 and E8 it also breaches the part of ED8 that requires proposals to be compatible with policies to protect and enhance the built and natural environment.

The Coastal Protection Zone (E8) aims to protect and enhance Moray's landscape and only certain types of development are acceptable in this area. The application site is currently undeveloped

coastland with no existing use. The proposal would result in caravans, parked cars and a long access track using this area which is contrary to this policy as it is not considered a low intensity tourist use and none of the stated exceptions apply.

Policy E7 Areas of Great Landscape Value (AGLV) aims to protect Moray's strategically important landscapes from inappropriate development. This policy requires development proposals to be of a high standard of design and be in general accordance with the Moray and Nairn Landscape Character Assessment. The Landscape Character Assessment states that caravans located close to settlements can cause adverse visual impacts and that new caravan developments be restricted. It also states that large areas of hardstanding can become an eyesore in the winter. The proposals would have a significant adverse impact on the area and therefore would be contrary to this policy.

It would be contrary to policy E9 Settlement Boundaries since it is an unplanned expansion of the settlement. This policy aims to stop encroachment into surrounding countryside. The sprawl represented by the proposals would have a detrimental impact on the traditional qualities of Hopeman which is notable for its traditional harbour setting, the latter being nearby to the east.

The development would also have a visually detrimental impact from sea for the many who enjoy the various watersport opportunities offered by the area.

The development would be visible from the Moray Coastal Path (situated to the south of the site) on approach from the west. This would have a negative impact on the wild coastal nature of this area immediately outside the Hopeman settlement boundary, which is what CPZ and AGLV was designated to protect. Also, it is on a Core Path and reflecting this would have a highly intrusive impact for the many people using this route.

Given the topography of the site and its proximity to the sea shore the site would be particularly prominent and landscaping would be unlikely to diminish this. The infrastructure associated with the development would be permanent and caravans are highly intrusive due to their shape, size and colour. This is the case even if the caravans are only sited during the summer months, and in any case this is the time when a far greater number of tourists and the general population would be using the area for general recreation.

Part of the application site falls within the ENV8 Foreshore Areas designation so Policy E5: Open Spaces applies. Policy E5 states that development will be refused unless the proposal is for a public use that clearly outweighs the value of the open space or the proposed development is ancillary to the principal use and will enhance the use of the site for sport and recreation. The ENV designation is currently undeveloped coastal foreshore. The proposal is primarily for private use relating to the existing caravan park and has no public or community use element to it. Any economic benefits of the proposed development do not outweigh the loss of open space and it is therefore contrary to policy E5. The proposed development is not ancillary to the principal recreational use of the designation as it does not enhance the use of the site for sport and recreation.

Policy PP1 is a general policy essentially referenced to the more specific environmental policies considered above, and IMP1also contains general provisions more specifically stated in the other policies considered above.

Conclusions

Any potential economic benefits of the proposed development are far outweighed by the significant detrimental visual impact that will result from the proposals, particularly affecting tourists to the area and the general recreational population.

The coastal heritage of the Moray Firth is a notable feature of the area and this development would also impact on the setting of an historical harbour town.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

There are no other material considerations that would alter this assessment.

HISTORY				
Reference No.	Description	1		
	•	ve application for retain ur Street Hopeman El	•	pfill at Station Caravan
09/00898/FUL	Decision	Refusal by Scottish Executive	Date Of Decision	24/02/10
		upancy of site to allow k at Station Caravan I		y occupation of whole opeman Elgin Moray
05/01011/FUL	Decision	Permitted	Date Of Decision	19/07/05
	Site 2 twin Elgin Moray		tion Caravan Park (V	Vest Beach) Hopeman
04/02141/FUL	Decision	Permitted	Date Of Decision	01/03/05
	Outline to erect new dwellinghouse at Station Caravan Park (West Beach) Hopeman Elgin Moray			
99/01253/OUT	Decision	Permitted	Date Of Decision	09/02/00
		lication to erect dwe rk (West Beach) Hope		gral garage at Station
94/00680/OUT	Decision	Permitted	Date Of Decision	20/10/94
	Provide additional 52 static and 17 touring caravan facility at Station Caravan Park (West Beach) Hopeman Elgin Moray			
91/00143/FUL	Decision	Permitted	Date Of Decision	29/08/91

ADVERT			
Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	Departure from development plan No Premises	25/01/16	
PINS	Departure from development plan No Premises	25/01/16	

DEVELOPER CONTRIBUTION	S (PGU)
Status	NONE SOUGHT

DOCUMENTS, ASSESSMENTS etc. * * Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc				
Supporting information submitted with application?		NO		
Summary of main issues raised in each statement/assessment/report				
Document Name:				
Main Issues:				
		•		

S.75 AGREEMENT	
Application subject to S.75 Agreement	NO
Summary of terms of agreement:	
Location where terms or summary of terms can be inspected:	

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)				
Section 30	Relating to EIA	NO		
Section 31	Requiring planning authority to provide information and restrict grant of planning permission	NO		
Section 32	Requiring planning authority to consider the imposition of planning conditions	NO		
Summary of Direct	tion(s)			



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

REFUSAL OF PLANNING PERMISSION

[Heldon And Laich]
Application for Planning Permission

TO West Beach Caravan Park
c/o Grant And Geoghegan
Unit 4
Westerton Road Business Centre
4 Westerton Road South
Keith
AB55 5FH

With reference to your application for planning permission 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:-

Proposed extension to relocate 12 touring caravan pitches on Site Adjacent To West Beach Caravan Park Harbour Street Hopeman Elgin

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

Date of Notice: 28th January 2016



HEAD OF DEVELOPMENT SERVICES

Environmental Services Department The Moray Council Council Office High Street ELGIN Moray IV30 1BX

(Page 1 of 3) Ref: 15/02159/APP

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 Council's reason(s) for this decision are as follows: -

- The proposal would be contrary to Moray Local Development Plan 2015 policies E5: Open Spaces (based on the ENV8 Foreshore designation in the Hopeman Settlement Statement); ED8: Tourism Facilities and Accommodation; E8: Coastal Protection Zone; E7: AGLV and impacts on wider landscape; E9: Settlement Boundaries and IMP1: Developer Requirements for the following reasons;
 - (i) the proposed development would be a substantial visual intrusion into an area of attractive coastal scenery that has significant recreational benefits for tourists and the general population
 - (ii) the proposal represents unplanned sprawl to the Hopeman settlement and would erode the traditional qualities of the village.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference Version	Title
015/025/03	Location plan
015/025/02	Proposed layout
015/025/04	Section plan
015/025/05	Sections A B and C
015/025/06	Sections D E and F
015/025/03	Site plan

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

DETAILS OF MATTERS SPECIFIED IN CONDITIONS

Approval, consent or agreement has been GRANTED for the following matter(s):-

The matter(s) was/were specified in conditions imposed on the earlier grant of planning permission:-

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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 appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of appeal should be addressed to the Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callander Road, Falkirk, FK1 1XR. This form can be obtained and may also be downloaded and/or submitted online from www.eplanning.scotland.gov.uk

If permission to develop land is refused or granted subject to conditions whether by the planning authority of by the Scottish Ministers, 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.

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