



the **MORAY** council

The Moray Council Council Office, High Street Elgin IV30 1BX

Tel: 01343 563 501

Fax: 01343 563 263

Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000141095-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- ☒ Application for Planning Permission (including changes of use and surface mineral working)
- ☐ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Proposed erection of dwelling-house with detached garage

Is this a temporary permission? \* ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \* ☐ Yes ☒ No

Have the works already been started or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Strathdee Properties Ltd.
Ref. Number:	
First Name: *	Stewart
Last Name: *	Reid
Telephone Number: *	01340 881784
Extension Number:	
Mobile Number:	
Fax Number:	01340 881783
Email Address: *	stewart@strathdeeproperties.com

You must enter a Building Name or Number, or both:\*

Building Name:	Viewfield Farm
Building Number:	
Address 1 (Street): *	Craigellachie
Address 2:	Aberlour
Town/City: *	Elgin
Country: *	UK
Postcode: *	AB38 9QT

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Gavin
Last Name: *	Strathdee
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:\*

Building Name:	
Building Number:	
Address 1 (Street): *	
Address 2:	
Town/City: *	
Country: *	
Postcode: *	

## Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Proposed erection of dwelling-house with detached garage

Northing

862943

Easting

343561

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

3505.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

Undeveloped land

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

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)? \*

5

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

## 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

What private arrangements are you proposing? \*

- ☒ New/Altered septic tank.
- ☐ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- ☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? \*

- ☒ Discharge to land via soakaway.
- ☐ Discharge to watercourse(s) (including partial soakaway).
- ☐ Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \* (Max 500 characters)

Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway.  
Surface water will be taken to an appropriately designed soakaway.

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? \*

☐ Yes ☒ 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 before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ 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 the proposal site and indicate if any are to be cut back or felled.

## 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)

Recycled material and general refuse will be collected from the track entrance by the local authority collection units.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☒ Yes ☐ No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☐ Yes ☒ No

Is any of the land part of an agricultural holding? \*

☒ Yes ☐ No

Do you have any agricultural tenants? \*

☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? \*

☒ Yes ☐ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided, before you can complete your certificate.

Notice 1 is Required

☒ I understand my obligations to provide the above notice(s) before I can complete the certificates. \*

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

- - -

Address:

Strathdee Properties Ltd., Viewfield farm, Craigellachie, Aberlour, Scotland, UK, AB38 9QT

Date of Service of Notice: \*

12/01/16

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Stewart Reid

On behalf of: Mr Gavin Strathdee

Date: 12/01/2016

## 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 ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ 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 ☒ 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 ☒ 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 ☒ 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 ☒ 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.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☐ Yes ☒ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☒ Yes ☐ N/A

A Transport Assessment or Travel 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). (Max 500 characters)

## Declare - For Application to Planning Authority

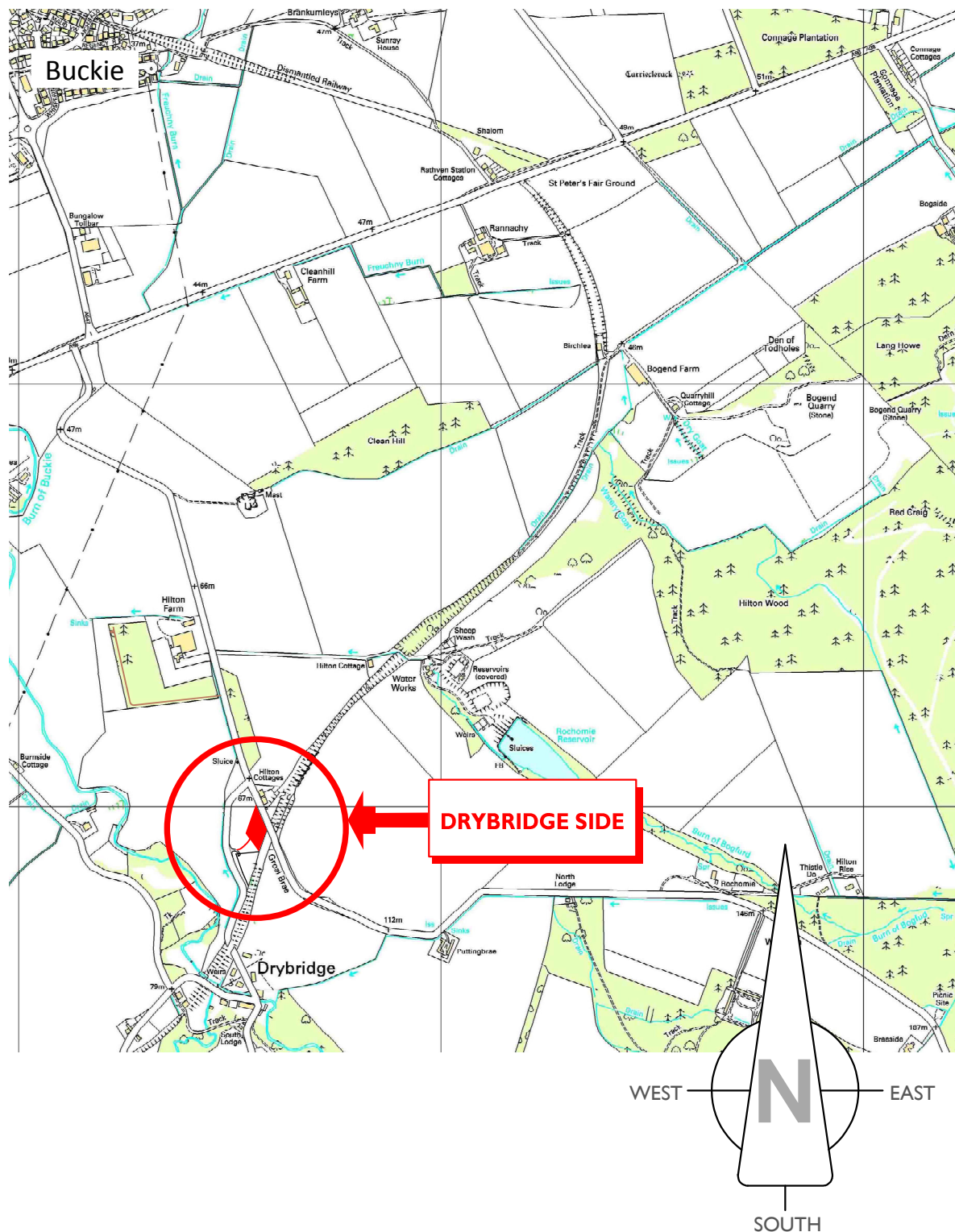
I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Stewart Reid

Declaration Date: 12/01/2016

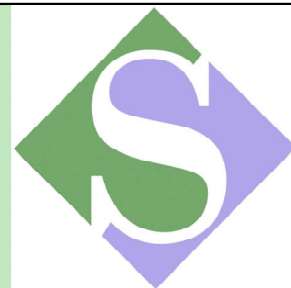
Submission Date: 12/01/2016





OS LOCATION PLAN (NOT TO SCALE)

**Proposed erection of dwelling-house with detached garage At Drybridge Side, Hilton farm, near Buckie, Moray For Mr Gavin Strathdee**



# Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>1st February 2016</b>
Planning Authority Reference	<b>16/00052/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with detached garage at</b>
Site	<b>Drybridge Side Drybridge Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133069137</b>
Proposal Location Easting	<b>343563</b>
Proposal Location Northing	<b>862946</b>
Area of application site (Ha)	<b>3505 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O0VQ8FBGAK000">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O0VQ8FBGAK000</a>
Previous Application	<b>15/01202/APP</b>
Date of Consultation	<b>18th January 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Derek Wilson</b>
Case Officer Phone number	<b>01343 563479</b>
Case Officer email address	<b>derek.wilson@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## NOTE:

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

**MORAY COUNCIL**

**PLANNING CONSULTATION RESPONSE**

**From:** Contaminated Land

**Planning Application Ref. No: 16/00052/APP**

**Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray for Mr Gavin Strathdee**

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

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>x</b><br><input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <b>X</b>                             |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/>             |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>             |

**Reason(s) for objection**

**Condition(s)**

**Further comment(s) to be passed to applicant**

**Further information required to consider the application**

**Contact: Adrian Muscutt**  
**email address:**  
**Consultee:**

**Date...19/01/16.....**  
**Phone No .....**

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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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

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Response Date	<b>1st February 2016</b>
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Nature of Proposal (Description)	<b>Erect dwellinghouse with detached garage at</b>
Site	<b>Drybridge Side Drybridge Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133069137</b>
Proposal Location Easting	<b>343563</b>
Proposal Location Northing	<b>862946</b>
Area of application site (Ha)	<b>3505 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O0VQ8FBGAK000">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O0VQ8FBGAK000</a>
Previous Application	<b>15/01202/APP</b>
Date of Consultation	<b>18th January 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Derek Wilson</b>
Case Officer Phone number	<b>01343 563479</b>
Case Officer email address	<b>derek.wilson@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## 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:** Environmental Health Manager

**Planning Application Ref. No: 16/00052/APP**

**Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray for Mr Gavin Strathdee**

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

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>x</b><br><input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <br>X                                |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <br><input type="checkbox"/>         |
| (d) Further information is required in order to consider the application as set out below                                 | <br><input type="checkbox"/>         |

**Reason(s) for objection**

**Condition(s)**

**Further comment(s) to be passed to applicant**

**Further information required to consider the application**

**Contact: James McLennan**  
**email address:**  
**Consultee:**

**Date...19/01/16.....**  
**Phone No .....**

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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# Consultation Request Notification - Private Water Supplies

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>1st February 2016</b>
Planning Authority Reference	<b>16/00052/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with detached garage at</b>
Site	<b>Drybridge Side Drybridge Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133069137</b>
Proposal Location Easting	<b>343563</b>
Proposal Location Northing	<b>862946</b>
Area of application site (Ha)	<b>3505 m2</b>
Additional Comments	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O0VQ8FBGAK000">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O0VQ8FBGAK000</a>
Previous Application	<b>15/01202/APP</b>
Date of Consultation	<b>18th January 2016</b>
Is this a re-consultation of an existing application?	<b>Yes</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	<b>Work Telephone : 01343 881784</b>
Agent Email Address	<b>N/A</b>
Case Officer	<b>Derek Wilson</b>
Case Officer Phone number	<b>01343 563479</b>
Case Officer email address	<b>derek.wilson@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**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  
PLANNING CONSULTATION RESPONSE**

**From: Environmental Health – Private Water Supplies**

**Planning Application Ref. No: 16/00052/APP**

Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray for Mr Gavin Strathdee

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

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>X</b><br><input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <b>X</b>                             |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/>             |

**HOLDING COMMENTS**

- |   |                          |
|---|--------------------------|
| (d) Further information in relation to the proposed private water supply has been requested from the applicant and the application should not be approved nor submitted to committee for determination until the final consultation response clearing the supply has been received from Environmental Health (Private Water Supplies) | <input type="checkbox"/> |
|---|--------------------------|

**Reason(s) for objection**

**Condition(s)**

**Further comment(s) to be passed to applicant**

**Contact: James McLennan**

**Date.....19/01/16.....**

**email address:**

**Phone No .....**

**Consultee: Environmental Health – Private Water Supplies**

**Return response to**

**consultation.planning@moray.gov.uk**

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Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Derek Wilson</b>
Case Officer Phone number	<b>01343 563479</b>
Case Officer email address	<b>derek.wilson@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## 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:** Transportation Manager

**Planning Application Ref. No: 16/00052/APP**

**Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray for Mr Gavin Strathdee**

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

**Please**

- |     |   |                          |
|-----|---|--------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below   | <input type="checkbox"/> |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <input type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) | Further information is required in order to consider the application as set out below                                 | <b>X</b>                 |

#### **Further information required to consider the application**

The public road U61L Greenbank Road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width at its approach to the C11L Drybridge-Deskford Road.

Further information is required from the applicant with regard to their ability to deliver widening of the U61L Greenbank Road to a minimum width of 5.5 metres with 2.0 metre (minimum) verges either side, for the first 15 metres measured from its intersection with the C11L Drybridge-Deskford Road. Additional roads drainage will also be required at this location as part of the widening scheme. All works would be required would form part of the public road and would be to the Moray Council roads adoption standards.

**Contact:** DA  
**email address:** [transport.develop@moray.gov.uk](mailto:transport.develop@moray.gov.uk)  
**Consultee:** TRANSPORTATION

**Date 29 January 2016**

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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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	<b>The Moray Council</b>
Response Date	<b>1st February 2016</b>
Planning Authority Reference	<b>16/00052/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with detached garage at</b>
Site	<b>Drybridge Side Drybridge Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133069137</b>
Proposal Location Easting	<b>343563</b>
Proposal Location Northing	<b>862946</b>
Area of application site (Ha)	<b>3505 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=00VQ8FBGAK000">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=00VQ8FBGAK000</a>
Previous Application	<b>15/01202/APP</b>
Date of Consultation	<b>18th January 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Gavin Strathdee</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED]</b>
Agent Name	<b>Strathdee Properties Limited</b>
Agent Organisation Name	
Agent Address	<b>Viewfield Farm Craigellachie Aberlour Moray AB38 9QT</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Derek Wilson</b>
Case Officer Phone number	<b>01343 563479</b>
Case Officer email address	<b>derek.wilson@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## NOTE:

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Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No: 16/00052/APP**

**Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray for Mr Gavin Strathdee**

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

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>X</b><br><input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal            | <input type="checkbox"/>             |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <b>X</b>                             |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>             |

#### Condition(s)

1. Notwithstanding the submitted details, prior to any development works commencing full details of the widening of the U61L Greenbank Road to a minimum carriageway width of 5.5 metres, with minimum verge widths of 2.0m either side of the widened road at the junction with the C11L Drybridge-Deskford Road for a minimum distance of 15 metres measured from the edge of the C11L carriageway shall be submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority and Transport Scotland. For the avoidance of doubt the details shall include drainage infrastructure and supporting drainage calculations.  
Thereafter the road widening shall be constructed and completed in accordance with the approved details, prior to the occupation of the dwellinghouse.
2. Prior to any development works commencing:
  - i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land ) showing the visibility splay 4.5 metres by 120 metres and a schedule of maintenance for the splay area shall be submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
  - ii) the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
  - iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.

3. The width of the vehicular access shall be 5.5m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 10m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.
4. An access lay-by 12.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road to allow visiting service vehicles to park clear of the public road. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance with The Moray Council specification and surfaced with bituminous macadam.
5. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.
6. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.
7. A turning area shall be provided within the curtilage of the site/each plot to enable vehicles to enter and exit in a forward gear.

#### REASONS

1. To ensure acceptable infrastructure to access the development through the provision of details currently lacking.
2. To enable drivers of vehicles entering or exiting the site to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road.
3. To ensure acceptable infrastructure at the development access.
4. To enable visiting service vehicles to park clear of the public road in the interests of road safety.
5. To ensure the safety and free flow of traffic on the public road and access to the site by minimising the road safety impact from extraneous material and surface water in the vicinity of the access.
6. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.
7. To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road.

#### **Further information to be passed to applicant**

Planning consent does not carry with it the right to carry out works within the public road boundary.

Before commencing development the applicant is obliged to apply for Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads. The applicant will be required to provide technical information, including drawings and drainage calculations and provide a Road Bond to cover the full value of the works in accordance with the Security for Private Road Works (Scotland) 1985 Regulations. Advice on this matter can be obtained from the Moray Council web site or by emailing [transport.develop@moray.gov.uk](mailto:transport.develop@moray.gov.uk).

Before starting any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 85 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing [roadspermits@moray.gov.uk](mailto:roadspermits@moray.gov.uk)

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the expense of the developer. In addition any existing roadside ditch may require a pipe or culvert. Advice on these matters can be obtained by emailing [road.maint@moray.gov.uk](mailto:road.maint@moray.gov.uk)

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into his property.

The applicants shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

**Contact: DA**  
**email address:**  
**[transport.develop@moray.gov.uk](mailto:transport.develop@moray.gov.uk)**  
**Consultee: TRANSPORTATION**

**Date 23 February 2016**

<b>Return response to</b>	<b><a href="mailto:consultation.planning@moray.gov.uk">consultation.planning@moray.gov.uk</a></b>
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Dear Development Manager,

We object to the proposed erection of dwelling house with detached garage at Drybridge side Hilton Farm, Buckie within a 1 acre site for various reasons(Application Number- 16/00052/APP). We are situated behind this proposed site in a half acre site with no other houses in close proximity and it's the ideal 'living in the countryside' feel, which was the main reason we chose to build here for. There is obviously a few cottages at the end of the road nearby the Drybridge junction overlooking the field that the proposed site will be adjacent from and there's the small hamlet/village of Drybridge further along the road from us under the bridge and round the corner. Adding a new property to this field will take away that countryside feel by affecting the overall look of the surrounding environment. It could be that this proposed house eventually be an enormous size as you would certainly not build a little house in a 1 acre site. It could be built using completely different materials to ours and be different colour, shape, size/design and the contrast could look ridiculous. We could potentially be the little house behind that big house! Adding a new property to this field will create a continuous row of houses from the cottages, to it, to us and to Drybridge. It will spoil the peaceful, private, and secluded countryside look and surrounding environment altogether. The proposed plans will mean we will need to share this access road with noisy building traffic coming and going from early hours to late evening, which will again cause disruption to our lives here at The Rowans. We certainly did not wish to build our ideal countryside home to struggle getting into/ out of our driveway or have noise affect our peaceful countryside home we have here together. Another issue which wasn't highlighted to us before we built our home was that long ago this field had a natural spring active in it. We didn't know this but this field was previously always sodden and almost marsh like and since Barley crop was harvested on it the ground conditions improved but didn't fix it altogether. We had huge issues with poor drainage from our site during the build and after as the ground has a high water table. The putty/clay like soil doesn't drain very well and water sits on it for a long period. Our build ran into several complications and hold ups because of this as well as a very expensive 15k plus bill at the end of it, which we didn't anticipate. We think another build here on ground like this would not be in a prospective buyers interests if they knew the facts. There are also issues with flooding at the end of the field and on to the Drybridge road, which happens regularly with heavy periods of rain. We truly hope you take our points into consideration. We only wish the best for this beautiful part of the countryside and nearby area of Drybridge. Thank you for taking the time to read our email.

Yours sincerely,

Mr & Mrs K More

[REDACTED]

[REDACTED]

## **REPORT OF HANDLING**

<b>Ref No:</b>	16/00052/APP	<b>Officer:</b>	Derek Wilson
<b>Proposal Description/ Address</b>	Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray		
<b>Date:</b>	09.03.2016	<b>Typist Initials:</b>	LMC

### **RECOMMENDATION**

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

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Environmental Health Manager	21/01/16	No objection
Contaminated Land	21/01/16	No objection
Private Water Supplies	21/01/16	No objection with condition.
Transportation Manager	23/02/16	No objection with condition and informative.

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
EP4: Private Water Supplies	N	
EP10: Foul Drainage	N	
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	N	
H7: New Housing in the Open Countryside	Y	
EP4: Private Water Supplies	N	
T2: Provision of Access	Y	No objection. Conditions. Informative
T5: Parking Standards	N	
EP9: Contaminated Land	N	
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations	N	

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received: ONE		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
<p><b>Issue:</b> That the construction of a dwelling on this site will be over development in the area and will create a continuous build out-with the settlement boundary. That the ground is unsuitable for another dwelling due to flood issues.</p> <p><b>Comments (PO):</b> The current settlement pattern and the number of consents outwith the Drybridge settlement will be considered along with existing and current housing proposals in the area. There is no documented flood risk according to SEPA Surface water Flood Risk Maps (advisory).</p>		

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

### The Proposal

A one and a half storey dwelling with a truncated L shape to accommodate a utility room. The principle elevation is north westerly with garaging and a new access road to the south west. The initial access track from the access road was established during the construction of the neighbouring property under revised permission 12/00882/APP. The initial access to the site is therefore shared and the Transport Manager is content with the plans.

The site commences some 200m northward of the boundary of Drybridge Rural Grouping and its northern apex is across the road from the four established semi- detached dwellings of Hilton Cottages. The dwelling would be sited centrally in a flat plot of some 3505 square metres and bounded on the east by disused railway embankments and the approach road (as above) which bridges them. These boundaries are established and delineated with wire and post fencing or open field on the westerly side of the plot.

### Appraisal

Section 25 of the Town and Country Planning (Scotland) etc. Act 2006 requires applications to be determined in accordance with the current Moray Local Development Plan 2015 unless material considerations indicate otherwise. The planning issues for this proposal are the following:

Policy H7 assumes in favour of an application for a new house in the open countryside provided the following requirements are met.

The development reflects the traditional pattern of settlement in the locality and is sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. It does not detract from the character and setting of existing buildings or their surrounding area and does not create inappropriate ribbon development and nor does it contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been significant growth in house applications.

By nature of its siting, this proposal is deemed to establish a grouping to the north east of Drybridge. The accepted dispersed nature of housing in the countryside may therefore be seen as compromised by this proposal and is unacceptable development. As referred to in the summary of planning history of the area there are many planning approvals for individual house plots such that this proposal would contribute to an unacceptable amount of build-up of development. The impact on rural

character is compounded by the unnatural definition of the site boundaries within the field. The new boundaries would just meet the requirement to constitute 50% of the total length of site boundary which is acceptable under Policy H7.

Since the proposal does not accord to the siting criteria of Policy H7, the design is not considered, however, issues regarding the ratio of gable width to eaves height and also roof pitch angle, which appear out-with the parameters set in H7's design guidance should be noted.

### **Access/Parking**

Policy T2 requires the highest level of access for end users including visitors, servicing and deliveries. This should be safe entry and exit including appropriate visibility for vehicles at junctions and bends. In addition the development must provide three parking spaces (and an access layby) to comply with the Council's current policy on parking standards, Policy T5.

The Transportation Manager has not objected to the proposal and it is recommended that conditions regarding vehicle safety accessing, proceeding, manoeuvring and parking will be attached to any approval to ensure the development complies with relevant policy.

### **Flood Risk, Drainage and Water Supply**

Policy IMP1 requires new development to make acceptable water drainage and waste management provision including the use of sustainable urban drainage systems for dealing with surface drainage. Additionally, development should avoid areas at risk of flooding and carry out necessary flood management measures. Policy EP5 requires a method of dealing with surface water which should avoid pollution and promote habitat enhancement and amenity. Policy EP7 requires an assessment demonstrating that any flood risk can be satisfactorily mitigated without increasing risk elsewhere and proposals must not exacerbate significantly the risk of flooding to the site or elsewhere. The access road entrance land is identified at medium risk and liable to river water flooding as referenced from SEPA's (advisory) indicative flood maps. The respondent highlighted potential flood risk within the site, however it is deemed the detail of the proposal is acceptable under Policies.

Policy EP10 requires small scale developments in the countryside intending to discharge to the land to use a system compatible with Building (Scotland) regulations 2004. In this case the proposals for soakaways are in principle acceptable and satisfy relevant policy. The detailed arrangements will require to be further assessed as part of any separate application for a building warrant.

There are no issues with this application in terms of the proposed arrangements for water supply, surface and foul drainage or contaminated land. The site is of sufficient size that there are not deemed to be any overlooking or amenity issues concerning this proposal. The requisite 25% tree planting as per policy criteria and a landscape scheme has been submitted identifying the appropriate level of planting. The proposed landscape plan however refers to 25% foliage cover which if it describes as mature cover would require clarification regarding the spacing of the suggested native species. Had this proposal been approved suitable landscaping conditions would be applied.

For the reasons described in the proposal section the application is being refused.

### **OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**

None



HISTORY			
Reference No.	Description		
15/01202/APP	Proposed erection of dwelling-house with detached garage at Drybridge Side Hilton Farm Buckie Moray		
	Decision	Withdrawn	Date Of Decision
			05/08/15
There is a significant planning history within the wider locality of planning permissions for individual house plots outwith the Drybridge Rural Grouping boundary. The issue of build up within the wider locality north of Drybridge has been a previous grounds for refusal for other house applications.			

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Banffshire Advertiser	Departure from development plan	07/03/16
PINS	Departure from development plan	07/03/16
Banffshire Advertiser	No Premises	15/02/16
PINS	No Premises	15/02/16

DEVELOPER CONTRIBUTIONS (PGU)	
Status	N/A

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 Direction(s)			



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

**REFUSAL OF PLANNING PERMISSION**

**[Buckie]  
Application for Planning Permission**

TO Mr Gavin Strathdee  
c/o Strathdee Properties Limited  
Viewfield Farm  
Craigellachie  
Aberlour  
Moray  
AB38 9QT

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:-

**Erect dwellinghouse with detached garage at Drybridge Side Drybridge Moray**

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

Date of Notice: **9 March 2016**



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

The proposal is contrary to the provisions of the Moray Local Development Plan 2015 (Policies H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance Housing in the Countryside 2015 where, because of its siting/location the proposal would result in an additional dwelling contributing to an unacceptable build up of housing changing the rural character of the area.

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

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

<b>Reference</b>	<b>Version</b>	<b>Title</b>
DRYBRIDGE-SIDE/PLANNING/02		Elevations and floor plans
DRYBRIDGE-SIDE/PLANNING/01		Site and location plan
DRYBRIDGE-SIDE/PLANNING/LP		Location plan NTS
DRYBRIDGE-SIDE/PLANNING/03		Water route plan

**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.