



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 01343 563 501 Fax: 01343 563 263 Email: development.control@moray.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100008310-001

The online reference 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: *

- 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 new caretaker's house for Covesea Links Golf Course

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

Has the work already been started and/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:	1 Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	ian	Building Name:	Suite 25
Last Name: *	Sutherland McCook	Building Number:	
Telephone Number: *	07713 912473	Address 1 (Street): *	Inverness Airport
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Inverness
Fax Number:		Country: *	United Kingdom
		Postcode: *	IV2 7JB
Email Address: *	ian@1architects.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Covesea Links
First Name: *	Andy & Angela	Building Number:	
Last Name: *	Burnett	Address 1 (Street): *	Hopeman Road
Company/Organisation	Covesea Links Golf Course	Address 2:	
Telephone Number: *		Town/City: *	Lossiemouth
Extension Number:		Country: *	Moray
Mobile Number:		Postcode: *	IV30 5QS
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Moray Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

870870

Easting

319231

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Advised that as proposed the scheme would be contrary to planning policies.

Title:

Mr

Other title:

First Name:

Maurice

Last Name:

Booth

Correspondence Reference Number:

15/01609/APP Covesea

Date (dd/mm/yyyy):

15/12/2015

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

42.63

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)

Golf Course

Access and Parking

Are you proposing a new 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 change to public paths, public rights of way or affecting any public right 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)? *

2

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, cycles 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

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

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: *

New private septic tank and soakaway of domestic size.

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)

Water butts to be used for for roof run-off.

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) REGULATION 2013

One Certificate must be completed and submitted along with the 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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Ian Sutherland McCook

On behalf of: Mr Andy & Angela Burnett

Date: 01/04/2016

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country 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 development (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 Country 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.

If Other, please specify: * (Max 500 characters)

We hope that all necessary info is either in the drawings or in the supporting statement

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

All the above is found in the Supporting Statement

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.

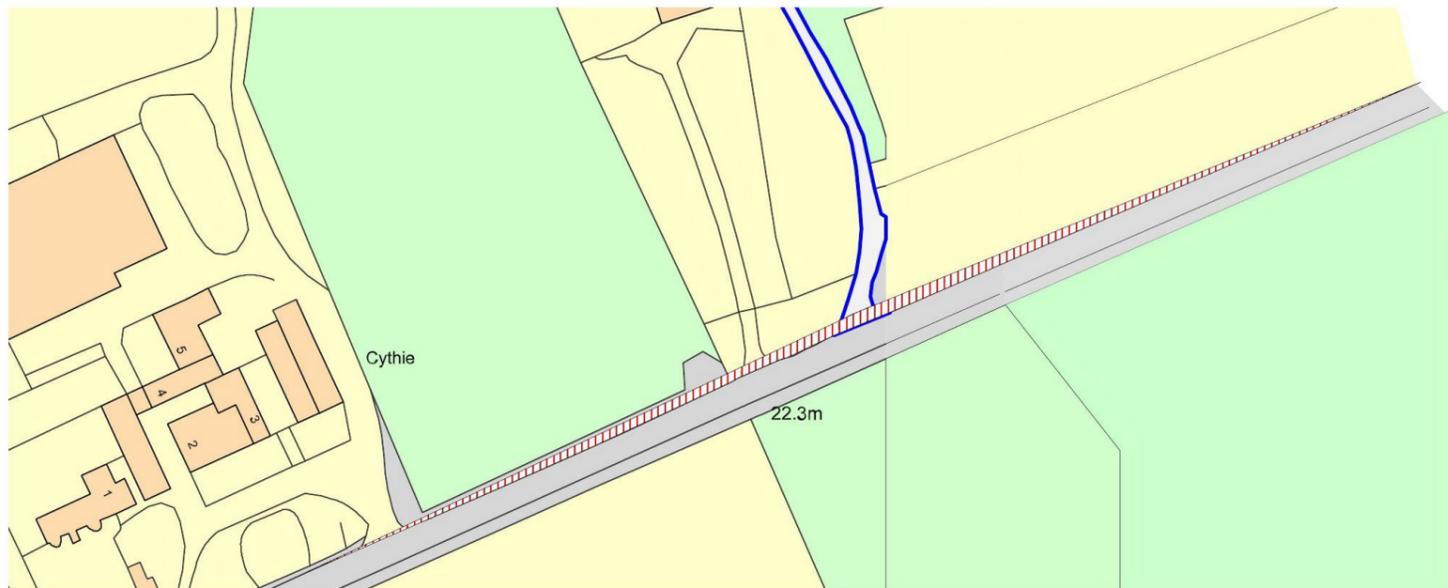
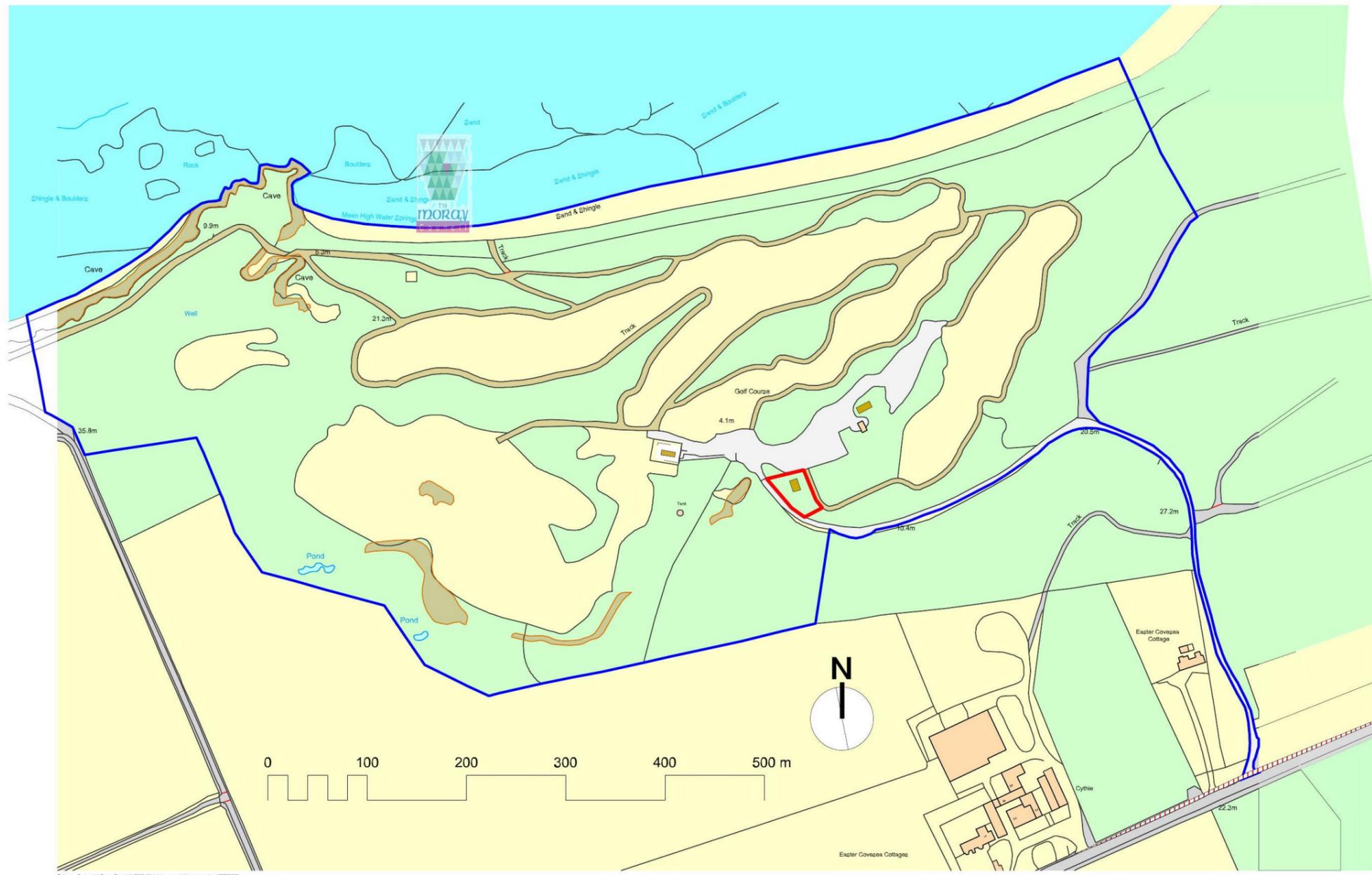
Declaration Name: Mr Ian Sutherland McCook

Declaration Date: 02/04/2016

Payment Details

Cheque: XXXXXXXXXX

Created: 07/04/2016 11:44



Visibility Splay of 270 metres in both directions measured 4.5 metres back from road edge.
 First 15 metres of site road to be covered in bituminous material.

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

REFUSED

03/06/16

Development Management
 Environmental Services
 The Moray Council

Drawing no.
 452.016

Title
Location Plan

Project
 Covesea Links Golf Course

Client
 Andy & Angie Burnett

Date August 15	Scale 1:5000/1:2500
Drawn ISM	Control

1 Architects

SUITE 25 INVERNESS AIRPORT IV2 7JB
L
Registered in Scotland N 373942
E
reception@1architects.com
W
http://www.1architects.com
T
THIS DRAWING IS COPYRIGHT OF 1 ARCHITECTS

+44 (0)1463

216121
Revisions:

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

REFUSED

03/06/16

Development Management
Environmental Services
The Moray Council

Notes:

Drawing no.
15.452/015

Title
Site Plan.

Project
Covesea Links Golf Course

Client
Andy & Angie Burnett

Date
19 / 08 / 15

Scale
1:750

Drawn
I. Fernandino

Control

Golf Course

Tool Store
(consented)

4.1m

Cafe
(consented)

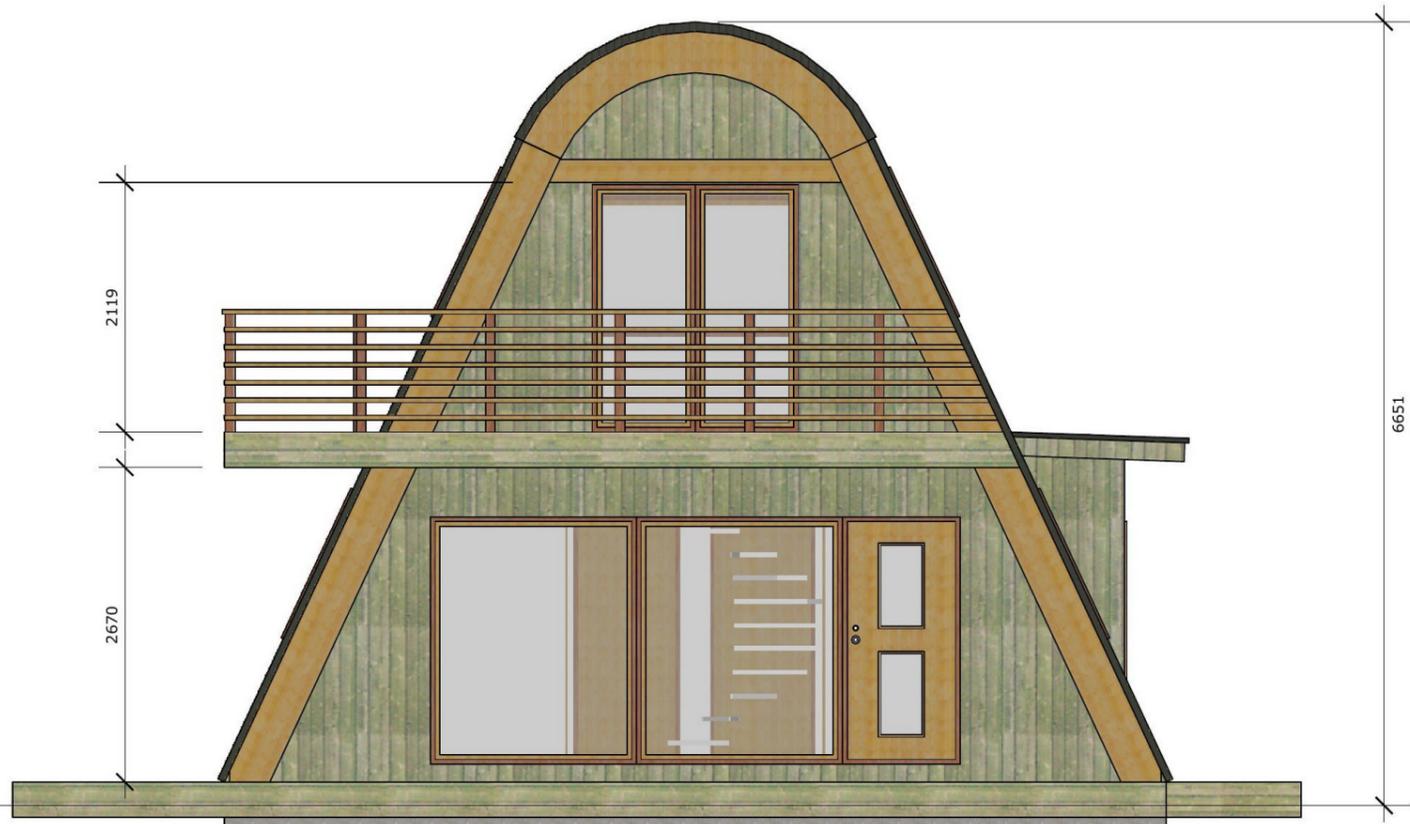
x 4.3m

Caretaker's House
FFL=4.8m

Tank

All heights related to ODN
(Ordnance Datum Newlyn)

10



ELEVATION FRONT



ELEVATION LEFT

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

REFUSED

03/06/16

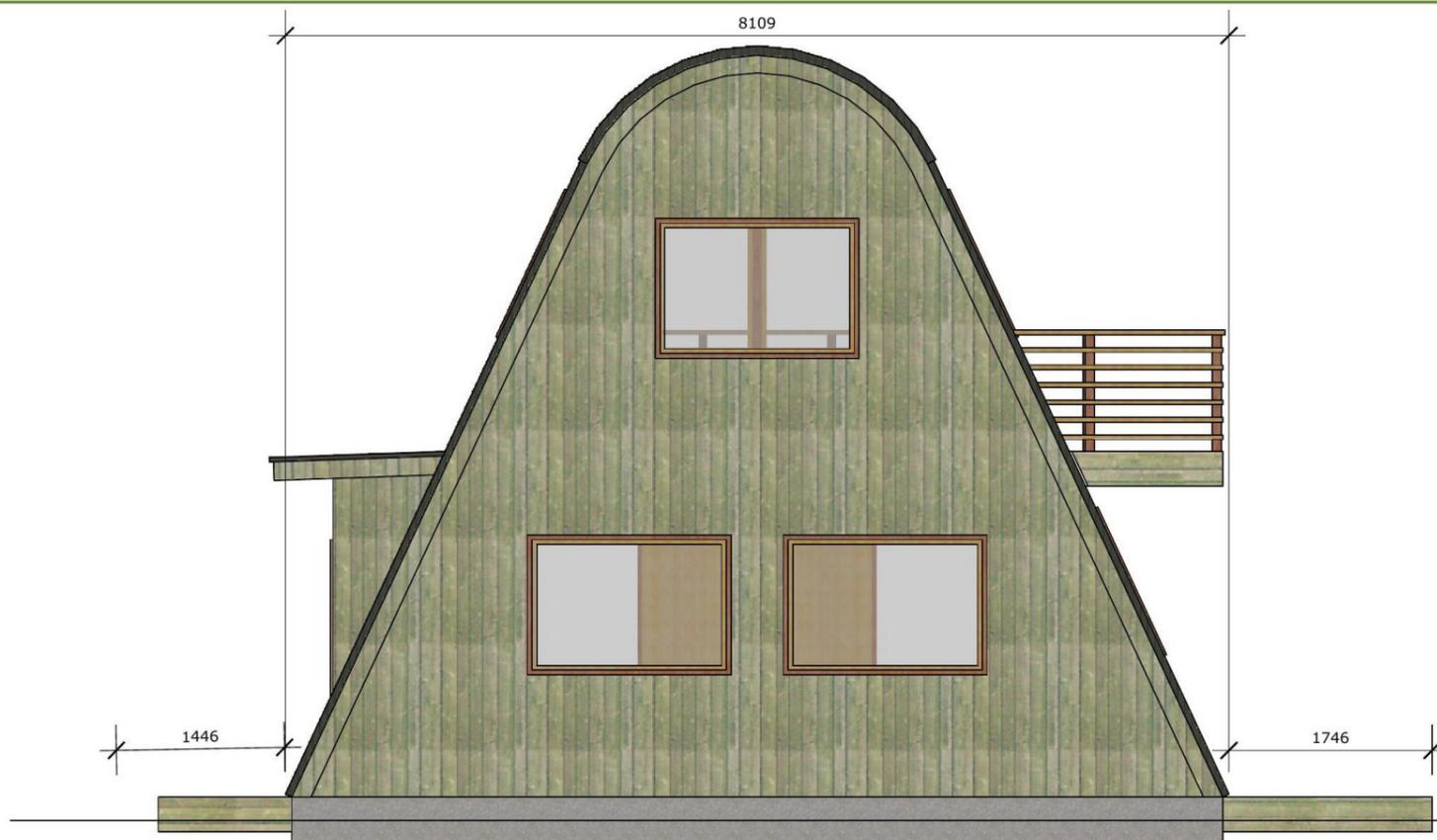
Development Management
Environmental Services
The Moray Council

DRAWING NAME
ELEVATIONS 1

PROJECT NAME
ALPHA HOUSE

DRAWN BY
Siim P.
DRAWING ID
A-06

DATE (DD/MM/YYYY)
15/03/2016



ELEVATION BACK



ELEVATION RIGHT

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

REFUSED

03/06/16

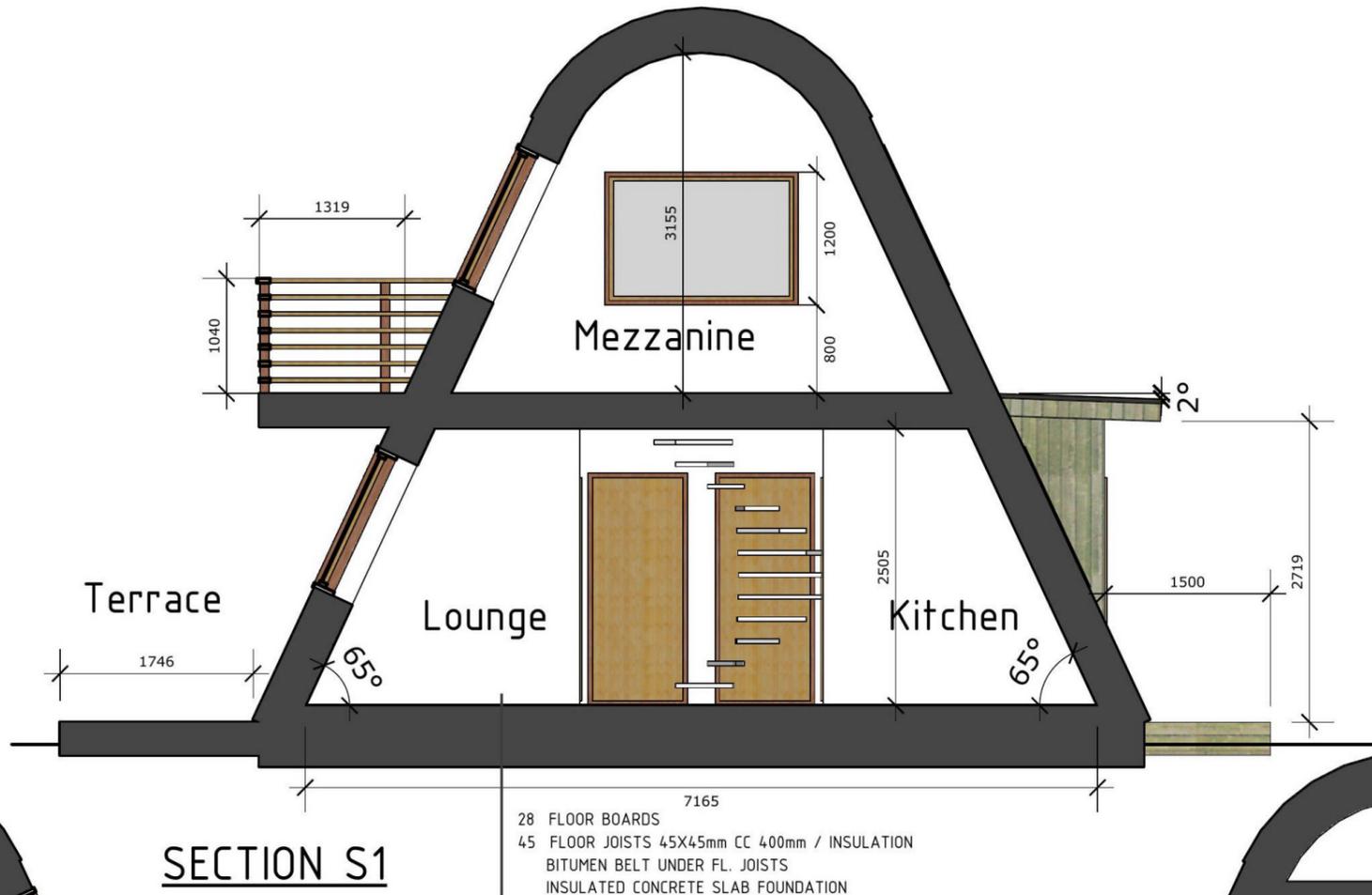
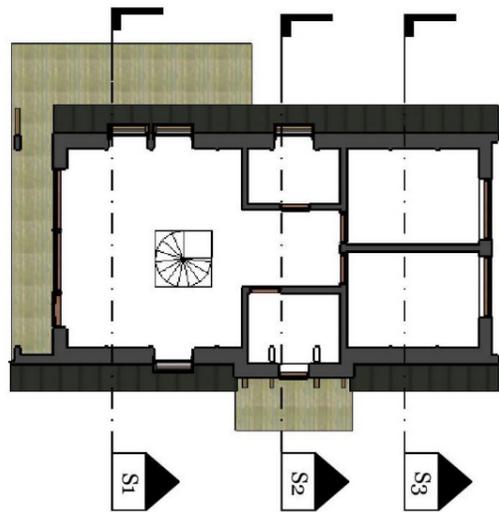
Development Management
Environmental Services
The Moray Council

DRAWING NAME
ELEVATIONS 2

PROJECT NAME
ALPHA HOUSE

DRAWN BY
Siim P.
DRAWING ID
A-07

DATE (DD/MM/YYYY)
15/03/2016



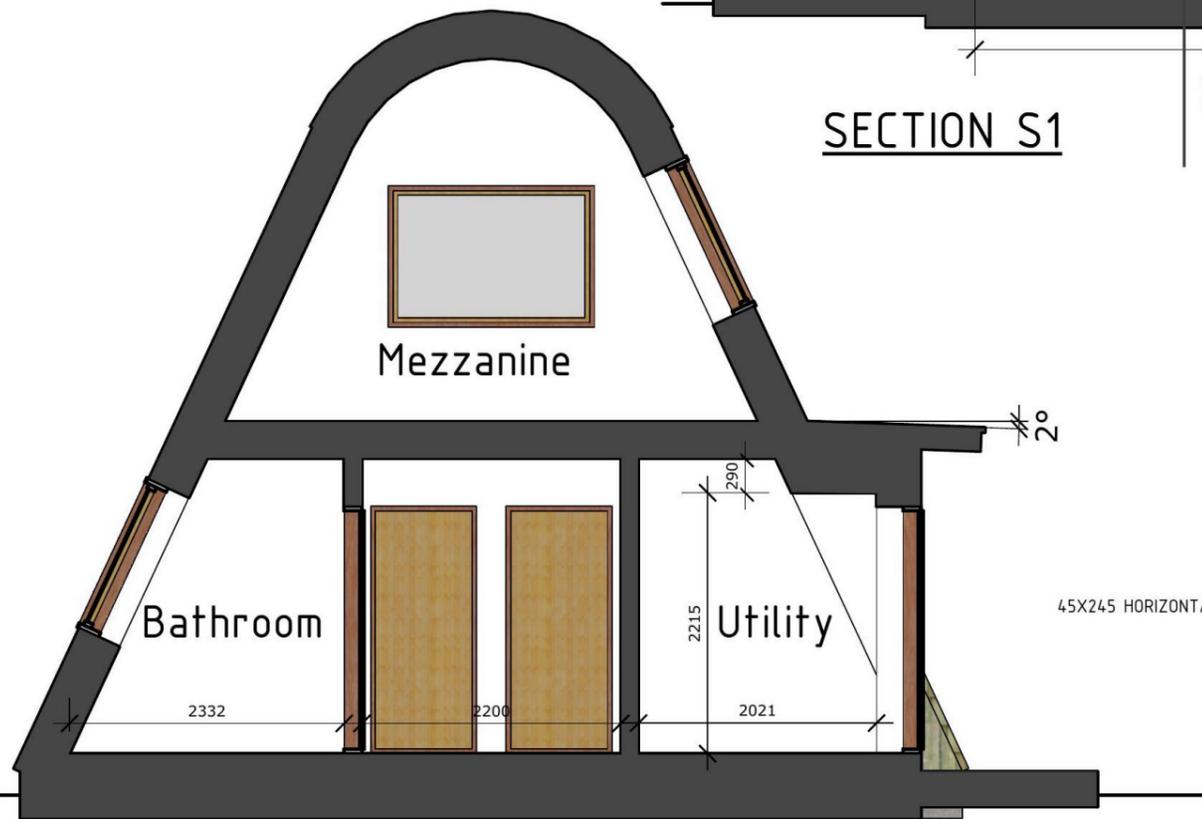
- 28 FLOOR BOARDS
- 45 FLOOR JOISTS 45X45mm CC 400mm / INSULATION
- BITUMEN BELT UNDER FL. JOISTS
- INSULATED CONCRETE SLAB FOUNDATION

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

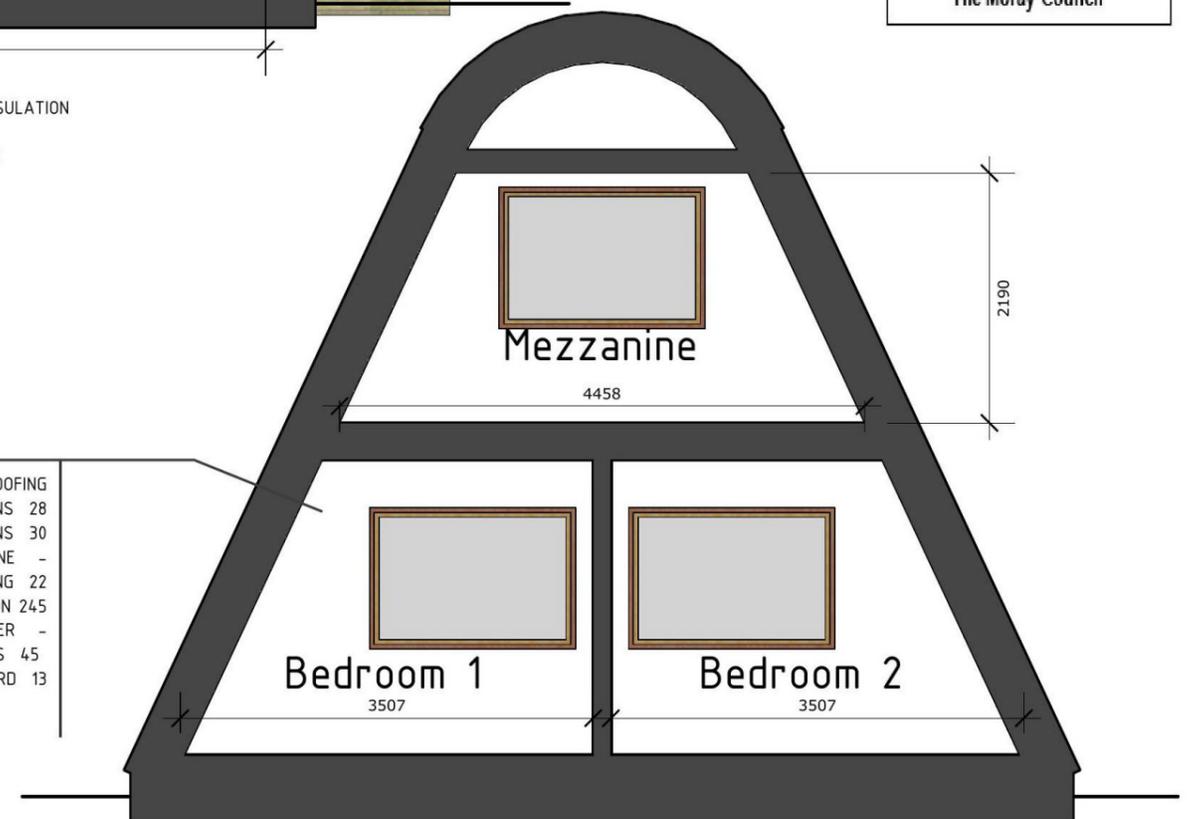
REFUSED

03/06/16

Development Management
Environmental Services
The Moray Council



- METAL SHEET ROOFING
- 28X90 HORIZONTAL BATTENS 28
- 30X45 VERTICAL BATTENS 30
- ROOF MEMBRANE -
- ROOF BOARDING 22
- 45X245 HORIZONTAL STUDS + VERTICAL DWANGS / INSULATION 245
- VAPOUR BARRIER -
- 45X45 VERTICAL BATTENS 45
- GYPSUM BOARD 13



DRAWING NAME CROSS SECTIONS	PROJECT NAME ALPHA HOUSE	DRAWN BY Siim P. DRAWING ID A-05	DATE (DD/MM/YYYY) 15/03/2016
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Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

03/06/16

Development Management
Environmental Services
The Moray Council



INDOOR FLOOR AREA: 131m²
 GROUND FLOOR: 81m²
 1ST FLOOR: 50m²



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

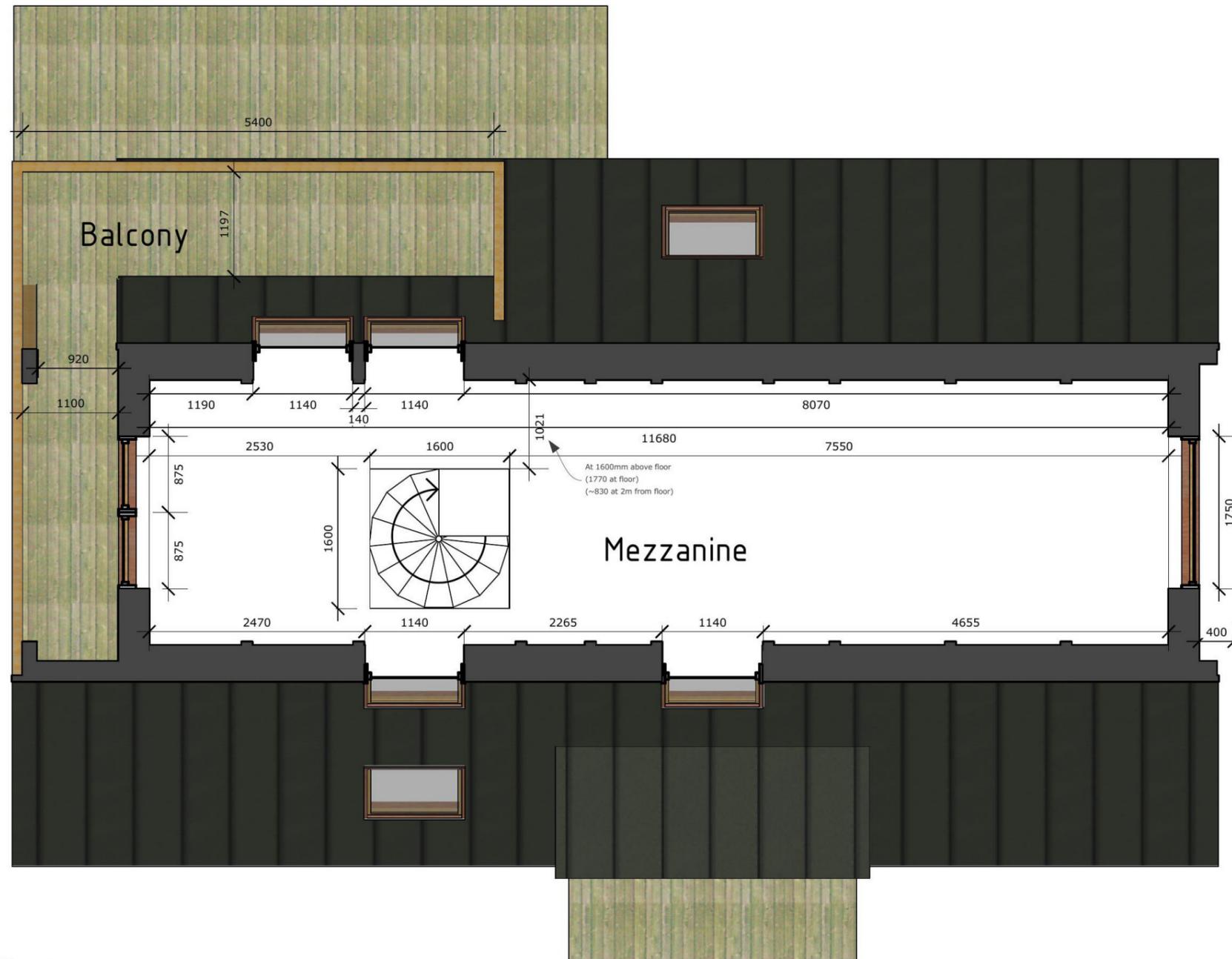
REFUSED

03/06/16

Development Management
 Environmental Services
 The Moray Council

GROUND FLOOR PLAN

DRAWING NAME GROUND FLOOR PLAN	PROJECT NAME ALPHA HOUSE	DRAWN BY Siim P.	DATE (DD/MM/YYYY) 15/03/2016
		DRAWING ID A-03	



1ST FLOOR PLAN

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

REFUSED

03/06/16

Development Management
Environmental Services
The Moray Council

DRAWING NAME 1st FLOOR PLAN	PROJECT NAME ALPHA HOUSE	DRAWN BY Siim P.	DATE (DD/MM/YYYY) 15/03/2016
		DRAWING ID A-04	

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	3rd May 2016
Planning Authority Reference	16/00555/APP
Nature of Proposal (Description)	Proposed caretakers house at
Site	Covesea Golf Course Lossiemouth Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133056602
Proposal Location Easting	319195
Proposal Location Northing	870869
Area of application site (Ha)	426300 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O5AWT1BGIHB00
Previous Application	15/01609/APP 10/00461/APP 08/02391/FUL
Date of Consultation	19th April 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Covesea Links Golf Course
Applicant Organisation Name	
Applicant Address	Covesea Links Hopeman Road Lossiemouth Moray IV30 5QS
Agent Name	1 Architects Ltd
Agent Organisation Name	
Agent Address	Suite 25 Inverness Airport Inverness United Kingdom IV2 7JB
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

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: Contaminated Land

Planning Application Ref. No: 16/00555/APP

Proposed caretakers house at Covesea Golf Course Lossiemouth Moray for Covesea Links Golf Course

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

- | | Please |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | x
<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 | x |
| (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: 20th April 2016
Phone No

Return response to

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	3rd May 2016
Planning Authority Reference	16/00555/APP
Nature of Proposal (Description)	Proposed caretakers house at
Site	Covesea Golf Course Lossiemouth Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133056602
Proposal Location Easting	319195
Proposal Location Northing	870869
Area of application site (Ha)	426300 m²
Additional Comment	RAF Lossiemouth Noise Zone 63dBA Category B
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O5AWT1BGIHB00
Previous Application	15/01609/APP 10/00461/APP 08/02391/FUL
Date of Consultation	19th April 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Covesea Links Golf Course
Applicant Organisation Name	
Applicant Address	Covesea Links Hopeman Road Lossiemouth Moray IV30 5QS
Agent Name	1 Architects Ltd
Agent Organisation Name	
Agent Address	Suite 25 Inverness Airport Inverness United Kingdom IV2 7JB
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

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: 16/00555/APP

Proposed caretakers house at Covesea Golf Course Lossiemouth Moray for Covesea Links Golf Course

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

- | | Please |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | X
<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 | X |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Condition(s)

1. A minimum composite noise reduction of 31 dB shall be achieved by the external façade of the development, comprising the walls and roof structure, windows and ventilation of the dwelling. Unless otherwise agreed in writing with the Planning Authority, in consultation with the Environmental Health Manager, the sound insulation values of the façade elements shall be equal to or better than that stated in page 5, Table 2 of the noise impact assessment supporting document by Atmos Consulting, dated 31st May 2016, and titled "Environmental Noise Impact Assessment, 16/00555/APP, Caretaker's House at Covesea Links Golf Course, Technical Report 35800-01."

Contact: Douglas Caldwell
email address:
Consultee:

Date 1.6.16
Phone No

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

This Section would recommend approval subject to the following conditions-

1. A minimum composite noise reduction of 31 dB shall be achieved by the external façade of the development, comprising the walls and roof structure, windows and ventilation of the dwelling. Unless otherwise agreed in writing with the Planning Authority, in consultation with the Environmental Health Manager, the sound insulation values of the façade elements shall be equal to or better than that stated in page 5, Table 2 of the noise impact assessment supporting document by Atmos Consulting, dated 31st May 2016, and titled "Environmental Noise Impact Assessment, 16/00555/APP, Caretaker's House at Covesea Links Golf Course, Technical Report 35800-01."

I trust this reply is of assistance at this stage.

Kind regards
Douglas

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	3rd May 2016
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Nature of Proposal (Description)	Proposed caretakers house at
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Is this a re-consultation of an existing application?	No
Applicant Name	Covesea Links Golf Course
Applicant Organisation Name	
Applicant Address	Covesea Links Hopeman Road Lossiemouth Moray IV30 5QS
Agent Name	1 Architects Ltd
Agent Organisation Name	
Agent Address	Suite 25 Inverness Airport Inverness United Kingdom IV2 7JB
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

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: 16/00555/APP

Proposed caretakers house at Covesea Golf Course Lossiemouth Moray for Covesea Links Golf Course

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 checked="" type="checkbox"/> |
| (d) | Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Condition(s)

1. Prior to the commencement of development details shall be submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, to ensure no water or loose material shall be permitted to drain or be carried onto the public footpath/carriageway for the life time of the development.
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 215 metres, with all boundaries set back to a position behind the required visibility splay, 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 as existing and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 15m 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. Two 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.

REASONS

1. To ensure acceptable infrastructure at the development access through the provision of details currently lacking and 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.
2. To enable drivers of vehicles to have adequate forward visibility to see approaching traffic and for two vehicles to safely pass each other ensuring the safety and free flow of traffic on the public road.
3. To ensure acceptable infrastructure at the development access.
4. 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.

Further comment(s) to be passed to applicant

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

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

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.

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

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
Consultee: TRANSPORTATION

Date 4 May 2016

Return response to

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.

Planning Department,
Moray Council



Dear Sir/Madam,

5/5/16

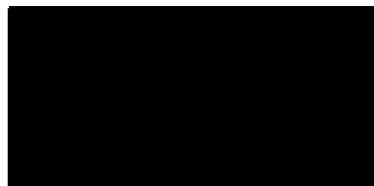
Ref. 16/00555/APP:
PLANNING APPLICATION AT COVESEA GOLF COURSE.
ERECTION OF CARETAKER'S HOUSE.



I am writing in support of the above proposal.

I have been a regular player on the Covesea Golf Course, which Andy and Angie Burnett have dedicated developed over the past years. It is now a course to be proud of and a great asset to Moray. When the clubhouse and restaurant was burnt down I was deeply shocked and disappointed. However, the Burnetts continued to maintain and develop the course, which continues to be a delight to play on. However I completely understand their reluctance to rebuild the clubhouse/restaurant without having someone living on the course to supervise and help prevent a recurrence of the fire. Without the restaurant the business is unlikely to be viable. This will be a loss to Moray as the business provides both a local and tourist attraction, and considerable employment. I urge the Moray Council to find a way to allow the building of a caretakers home, somewhere close to the rebuilt clubhouse/restaurant.

Yours faithfully,



Hugh Andrews

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mrs Mary Byatt

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Over-development of site
- Precedent

Comment: Manager (Development Management)

Development Services

PO Box 6760

Elgin IV30 9BX 15/05/2016

Dear Manager (Development Management)

Planning application 16/00555/APP Caretaker's house at Covesea Golf course

I am writing to object to this planning application. It has been advertised as not being in accord with Moray Council's Local Development Plan policies H7 (New Housing in the Open Countryside), IMP1, E7 (AGLV and impacts upon the wider landscape) and E8 (Coastal Protection Zone, CPZ).

There have been repeated applications for housing on this site, all of which have been refused, for justifiable reasons. The reasons for refusal, given by the Council and Scottish Executive Reporter, are still valid, despite minor changes in planning legislation and Council Development Plans. The golf course, established in 1991, was supposed to be a 'fun' course, with no associated buildings. Inevitably permission has been granted for some associated buildings, but never for residential housing. As with all previous applications, this new application would not be a form of

development permissible within the Coastal Protection Zone in that it detracts from the existing open appearance and natural attractiveness of the coastal landscape (S/ENV4, L/ENV9). It would also detract from the scenic appearance and character of the Area of Great Landscape Value (S/ENV3), and would create a precedent for further development elsewhere in the locality. (Quotes from previous refusals).

The proposed 2 storey house is not an extension of, or change of, an existing building and should therefore be refused (Policy E8 /CPZ). It would introduce a 24 hour presence of humans into an area valued for its wildlife, its wild open beach, and its fragile dunes. Although flooding risk (EP7) is mentioned and dismissed in the application, the amphitheatre in which the development is sited is only protected from the sea by dunes which slump further every winter.

In the 2015 Development Plan, councillors retained the "Supplementary Guidance on Housing in the Countryside", seeing this as a planning matter of special importance in protecting and promoting Moray's countryside, coast and landscape. This proposed house conflicts with the Policy H7 (New housing in open countryside) in that it does not reflect the traditional pattern of settlement in the locality, the site has no relation to existing boundaries and would be of high impact. Why does there have to be a resident caretaker? There are modern methods of surveillance and protection available, with CCTV and alarms direct to smart phones. Services and drainage would further degrade the site. The tranquillity of the area in the evening after golfers have gone home would be spoilt by lights and noise.

Apparently the applicants 'fail to see what "damage" a new house could do to this landscape' because the house is to sit between two other large buildings for which they have recently been given consent. The two large buildings referred to have already changed the nature of the original planning permission of 1991, and the detrimental cumulative effect of buildings at a fragile site such as the Covesea dunes is irrefutable. I beg you to continue to protect Moray's coastline and to refuse this application.

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mr and Mrs Colloton

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Maurice Booth

Please find below comments in support of the planning application for Mr and Mrs Burnett's proposal for caretakers accommodation.

Along with the supportive comments you have already received we would like to add ours. We live within walking distance from Mr and Mrs Burnett's golf course and grounds and welcome the caretaker's accommodation. Unlike some of the other supporters we do not play golf, however we did utilize the "tee shack" cafe facilities on a regular basis before the devastating fire. We also use the access road to walk down and access the beach from our home. Although we do not originate from Moray, the tee shack was a part of the reason for us buying our home here.

We feel very strongly that the proposed accommodation would add to the area and provide us with added peace of mind in terms of safety and security when the cafe is re-built. Looking at the plans and reading the design statement, we believe the accommodation is an integral element, to both the long term future of the golf course and the cafe. We believe that the design and location is very sympathetic to the surroundings. We also believe it will look very stylish; and with time will age very well aesthetically and will compliment the additional buildings on site which have been granted permission. The structure of the build is to be in natural timber, which is better for the environment and construction of the accommodation is largely from renewable materials. Of course all new builds will have a short term effect on nature, from the evidence provided by the architect within the design statement; this has been a major consideration. It also demonstrates Mr and Mrs Burnett care greatly for the natural habitat at the location of the build and are proud to be the current custodians of the location.

I touched on the fact that the fire was devastating, and we understand it is not the first fire at the location. It goes without saying that the fire was extremely difficult for Mr and Mrs Burnett, the loss of a business they built from scratch and the loss of income. But what effect did it have on the wider community and local tourism for Moray? Moray council as with all councils in Scotland rely on tourism. What was the overall loss in tourism with the loss of the tee shack? We have seen, first hand, a reduction in tourists at the site and day visitors enjoying the golf course, which by extension will affect the local economy.

We intimated earlier that the accommodation will provide us with peace of mind. The location is very remote and can be accessed at any time day or night. Although two properties are further along the coast, they do not look onto the golf course. We believe the accommodation will act as an excellent deterrent, for any acts of vandalism or crime. While the fire was devastating, what might have happened is unbearable. A full time presence at the location in itself will give them peace of mind and an on location presence to help maintain the coastal protection zone within their area

Sadly objections are inevitable and there will always differing opinions and agendas. We pride ourselves on being open minded and impartial, obtaining as much information before forming opinions and making comment. We would also not like to insult you, as an expert in your field you do not require edited versions of policies which can be cherry picked to add biased views by incorrect interpretation. At the time of writing our comments of support, only one objection has been made. From what we can see the author of the objections has lived in the area for some time. Particular reference has been made to 1991, when the original consent was given. We hope Moray council has, and continues to change. Although history is important, reference to what happened 25 years ago is outdated. A "fun" golf course was the original incarnation, but has evolved and was fully supported by the council. This is evident with the work and passion Mr Burnett has applied to the golf course. It would have been an easier option to let the golf course go and deteriorate in the time it took the insurance company to reach an outcome. Instead Mr Burnett continued to work and enhance the course, ensuring that he was at all times using only approved methods, equipment and ecologically friendly products. No mean feat when looking every day at the burnt remains of the cafe.

Of course the Moray Coastal Protection Zone is important and we like others want to enjoy what nature has to offer. Unfortunately we have been unable to access any information on Moray Council web site, showing any details of the protection zone area or policies; in particular policy E8. The objection comment makes reference to it only and is therefore clearly not detailed in full. This as mentioned earlier could be edited and out with context. However, our interpretations of the proposed plans are different. The accommodation is not to be built on a sand dune, but on an old disused tee, some distance in land from any sand dunes just below the existing access road, with utility water already in place.

Nature has and will always find a way. We are confident, as confirmed in the design comments

and no noted objection from Scottish Natural Heritage and SEPA that the short term impact on nature will have no long lasting negative effect. In fact the ruined stone house reflects just that.

We believe the golf course, tee shack and caretaker's accommodation should go hand in hand. The materials to be used are in keeping with the cafe and maintenance building.

Moray council has evolved over the years allowing change, encouraging nature, tourism and local enterprise. This application when successful will further endorse those values.

Thank you for your time.

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mr John Faith

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to support Mr Mrs Burnett in their application to build their dwelling . In order that they can run their business and be onsite at all times to manage it . I feel what they are offering (a very beautiful and very well maintained 9 hole golf links) is a tremendous asset to the community and the Moray area, and should be supported on every level .

John Faith

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mr Alasdair Gordon-Rogers

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Over-development of site
- Precedent

Comment: I wish to object to the above application. The proposed building is situated within Moray's Coastal Protection Zone (CPZ) and so the application is contrary to the Council's Development Plan Policies H7, IMP1, E7 and E8 (CPZ). These policies have been approved by the Council as the best way to manage our countryside.

In previous years there have been many attempts to build residential and other structures in this area. Most have been rightly refused permission because of the negative impact it would have on this precious area.

There have never been any permanent residential buildings on Covesea Links and approval would set a precedent for further housing and more infrastructure. The proposed house would adversely affect the naturalness of the area, its ecology and geomorphology; the buildings comprising this development would also impact negatively on the unique landscape. The application mentions a derelict structure, which was once a salmon bothy as confirmation that a residential building should be allowed. This is not a relevant argument for the 21st century. The bothy was not a permanent residence, had none of the associated infrastructure required today which would be so intrusive. Thus, for the first time there would be a 24-hour, seven days a week "presence" with lights, wires, tanks and other infrastructure, service vehicles and so on. Human noise and movement would increase and the special qualities of the area would be lost forever. Further development would follow; indeed there is an application for development on the rim overlooking this site, which confirms my worries of creeping development

The amphitheatre in which the house would be sited is protected from flooding by dunes which are being eroded every winter due in part to ever increasing frequency of storms brought on by climate

change, and there could therefore be a serious risk of future flooding from the sea, unless further man-made defence structures were put in place to the further detriment to the area.

In spite of the golf course the area is able to retain its precious characteristics simply because there is no residential development. The natural environment recovers each day when visitors go home. This daily recovery will not happen with any permanent residential development in the area. I therefore urge the Moray Council to refuse this application.

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mrs Kate Gordon-Rogers

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Lack of landscaping
- Over-development of site
- Poor design
- Precedent

Comment: I am objecting to this planning application as it is contrary to a number of the Council's planning policies (for example, H7, IMP1, E7, E8). These policies have been approved by the Council as the best way to manage our countryside. Attempts to build residential accommodation on or in the vicinity of the Covesea Links has a long history and each time the application has been justifiably refused because of the negative impact it would have on this remarkable area. Just some of the reasons why I believe this latest application should be refused are: 1) the site is one of the most remarkable sections of Moray's Coastal Protection Zone (CPZ), valued for its geomorphology, fragile dune landscape, wildlife and tranquillity - it is a precious asset for Moray and needs careful protection; 2) the proposed house no way reflects the architectural character of the surrounding area; it represents a new level of permanent intrusiveness including light pollution, services and drainage; 3) there are no natural boundaries or natural screening - in fact a large stand of iconic aspens has already been removed from the golf course site; 4) the amphitheatre in which the house is to be sited is protected from flooding by dunes which are being eroded every winter due, in part, to ever increasing frequency of storms brought on by climate change: there could therefore be a serious risk of future flooding from the sea, unless further man-made defence structures were put in place to the further detriment to the area's naturalness; 5) approval for a

house in this location based on possible future vandalism cannot be justified as modern methods of 24-hr CCTV surveillance and protection should be more than adequate to protect the site; 6) the two-story house referred to in the application, which was last in use more than 50 years ago, was a traditionally built salmon bothy and net loft which was only used seasonally and had none of the associated infrastructure mentioned above and required today; 7) the site should be protected from creeping development - on the rim at Covesea Village there is a current planning application for three holiday chalets (16/00555/APP) with the potential for more in the future.

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mr william henderson

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in favour of the above proposal.

I have played golf at Covesea for a number of years and have witnessed the extreme care and dedication which Andy and Angie Burnett bring to their work there. I have witnessed the work Andy has done on the course which has improved a great deal since I first started playing here about 4 years ago. I have also enjoyed the whole atmosphere in the café/clubhouse which was always very friendly and welcoming. Angie employed a lot of local women all of whom were exceptionally friendly. All of these employees (mostly young) will have gained an awful lot of valuable work experience which they can carry forward into the rest of their lives.

Thus I was devastated when I heard the news of the destruction of the café/clubhouse by fire and I could see immediately that this threatened the very existence of the business as a whole in the future. The site is remote and without an on-site residential presence it is likely that we could see a repeat of the fire. I understand that there have been two previous fires on the site. It is clear that there has to be someone living here and I urge the planning authority to find a way to help this happen without prejudicing other important considerations.

Whilst I understand that a dwellinghouse in the open countryside is often not allowed I urge you to allow a house here because it is such a fundamental requirement for the success of the venture as a whole.

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Mr Alan Massey

Address: [REDACTED]

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:

I have been using the golf course at Covesea for several years and was a regular user of the excellent Tee Shack cafe before it was destroyed by fire. It is my sincere wish that the application for the caretakers cottage be approved, as a new cafe and the greens equipment required by Mr Burnham are, due to its remote location, too vulnerable to the possibility of theft, vandalism or even arson should nobody be living as caretakers on site. I also believe that the fire that burnt down the Tee Shack was not the first on this site.

The current owners Andy and Angie Burnett have created a wonderfully challenging 9 hole golf course, and before the fire, a fantastic cafe/restaurant used by many from all over Moray and far beyond.

I believe that Moray would lose a wonderful facility for both locals and holidaymakers should this facility be closed. It should also be remembered that several local jobs were lost because of the fire.

Yours sincerely,

Alan Massey

Comments for Planning Application 16/00555/APP

Application Summary

Application Number: 16/00555/APP

Address: Covesea Golf Course Lossiemouth Moray

Proposal: Proposed caretakers house at

Case Officer: Maurice Booth

Customer Details

Name: Dr Graham Meltzer

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing to support the application by Andy and Angie Burnett to develop Covesea Golf Course. I am a regular golfer at the course and know them to be gracious and hardworking folk who have little but the best interests of their clients at heart. If they feel that they need to live on-site in order to maintain security then I can support them fully. The loss of the cafe to fire was a devastating blow to them and the whole district. It was an extremely well run business that attracted golfer and non-golfers alike from far and wide. It would be a tragedy if they were not able to rebuild due to this application being refused. Sincerely, Graham.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

13/05/2016

Manager (Development Management)
Development Services
PO Box 6760
Elgin
IV30 9BX

Dear Sir/Madam

RE Planning application 16/00555/APP Caretaker's house at Covesea golf course

I am writing in objection to the above planning application in respect of a caretaker's house at Covesea Golf Course. I am moved to make this objection both as a local resident and a qualified environmental scientist. I note that it has been advertised as not being in accord with Moray Council's Local Development Plan policies H7 (New Housing in the Open Countryside), IMP1, E7 and E8 (Coastal Protection Zone, CPZ) and I base my objection in full accordance with this assessment: all these policies are designed to manage our local countryside sympathetically and pragmatically and have specific relevance to this application.

I would draw your attention to the **planning history** for residential accommodation on Covesea Golf Course which shows clearly that repeated (bordering on vexatious) applications for housing on this site have justifiably been refused. Namely:

- 94/01157 Extend former bothy to form dwelling house - refused
- 98/01030 – House and garage/workshop – refused.
- 99/00700/OUT – House and garage – refused and appeal dismissed.
- 02/01647/FUL – Renovate and develop existing disused fishermen's bothy and net loft to form dwelling – refused.

I wish to underline that this new iteration on a recurring theme should, likewise, be refused for the same sound reasons given by the Council and Scottish Executive Reporter which still pertain (despite minor changes in planning legislation and Council Development Plans).

When the golf course was originally permitted in 1991, it was as a "fun" golf course and (in light of our very real concerns of 'mission creep') we were assured that no buildings or other significant infrastructure would be required or associated – or sought. Since then various buildings **have** been given planning permission, however housing has always been considered inappropriate for this particular site because of the special value of this Moray location due to the unspoilt nature of the coast at Covesea. There are many golf courses on this coast which cater for all levels of interest and ability, but this area of the Moray Coastal Trail is unique in a number of respects and attracts visitors from all over the world. The site is in one of the most remarkable sections of Moray's Coastal Protection Zone, enjoyed by a wide range of visitors for its secluded sandy beach and wildlife.

Policy E8 states that a development proposal will be refused, except if "...b) it is an appropriate extension or change of existing buildings, or replacement of existing buildings". A new dwelling house is none of these, and here would significantly and "adversely affect the ecological, geomorphological or landscape importance of the area" by introducing a 24 hour presence in this vulnerable dune landscape.

The proposed caretaker's house is a 2 storey building and the design does not reflect the architectural character of the surrounding area. Lights, services and drainage associated with this development would represent a new level of intrusion in this sensitive area which at present can at least return to nature when the golfers have gone home or in seasonal periods of reduced use. Furthermore, a resident caretaker does not seem to be considered essential on golf courses elsewhere. Although flooding risk (EP7) is mentioned and dismissed in the application, the amphitheatre in which the development is sited is protected from the sea only by dunes which slump further every winter.

In retaining the "Supplementary Guidance on Housing in the Countryside" in the 2015 Development Plan, I infer and hope that the councillors see this as a planning matter of special importance in protecting and promoting Moray's countryside, coast and landscape. This house conflicts with the Policy H7: it does not "reflect the traditional pattern of settlement in the locality", the site has no relation to existing boundaries and here would be of high impact. I could see no indication in the application of enclosing fencing, ancillary buildings such as a garage despite the 2 parking places deemed necessary, nor any mention of screening planting. A large stand of aspens on the golf course has already been removed by the applicant in the course of the golf development. On a similar theme, the 2- storey house referred to was a Salmon bothy and net loft used only for seasonal occupation by salmon net fishermen decades ago and is now a ruin.

With reference to the applicants' comments on Development Policies in their Design Statement and the fact they 'fail to see what "damage" a new house could do to this landscape because the house is to sit between two other large buildings for which they have recently been given consent, suggests they do not appreciate the detrimental cumulative effect of buildings at a fragile site such as the Cove sea dunes. I believe that this stance unveils the true mindset of this application with a planned escalation intended all along. Perhaps, the next application will be on the grounds that a new building will not look out of place with three other buildings, etc. Equally relevant to the concept of cumulative effect is the current application 16/00513/APP3 for holiday chalets above the golf course site. Both these applications will detract from the tourism attraction and amenity value of this unique and unspoilt stretch of coastline.

This application is for a further level of intensity of use in the CPZ: permanent and domestic occupation, and I urge the Council to refuse this application.

Yours sincerely

Daphne Parlour

[REDACTED]

03/05/2016

Dear Manager (Development Management)

Planning application 16/00555/APP Caretaker's house at Covesea golf course

I am writing to object to this planning application. It has been advertised as not being in accord with Moray Council's Local Development Plan policies H7 (New Housing in the Open Countryside), IMP1, E7 (AGLV and impacts upon the wider landscape) and E8 (Coastal Protection Zone, CPZ). I base my objection on this assessment, as all these policies to best manage our countryside have specific relevance to this application.

I refer to the **planning history** for residential accommodation on Covesea Golf Course which shows clearly that repeated applications for housing on this site have justifiably been refused. The reasons given by the Council and Scottish Executive Reporter are still valid, despite minor changes in planning legislation and Council Development Plans.

94/01157 Extend former bothy to form dwelling house - refused

98/01030 – House and garage/workshop – refused.

99/00700/OUT – House and garage – refused and appeal dismissed.

02/01647/FUL – Renovate and develop existing disused fishermen's bothy and net loft to form dwelling – refused.

[10/00461/APP is unrelated and is in another golf development near the lighthouse.]

When the golf course was originally permitted in 1991, it was as a "fun" golf course and we were all assured that no buildings would be required or associated. Since then various buildings **have** been given planning permission but housing has always been considered inappropriate for this site because of the special value as an asset for Moray placed on the relatively unspoilt nature of the coast at Covesea.

The site is in one of the most remarkable sections of Moray's Coastal Protection Zone, enjoyed by a wide range of visitors for its secluded sandy beach and wildlife. Policy E8 states that a development proposal will be refused, except if "...b) it is an appropriate extension or change of existing buildings, or replacement of existing buildings". A new dwelling house is none of these, and here would significantly and "adversely affect the ecological, geomorphological or landscape importance of the area" by introducing a 24 hour presence in this vulnerable dune landscape.

The "caretaker's house" is 2 storeys and the design in no way reflects the architectural character of the surrounding area. It would represent a new level of intrusion with its inevitable attendant paraphernalia of human habitation, including lights, services and drainage, where now the "amphitheatre" can at least return to nature when the golfers have gone home or in seasonal periods of reduced use.

A resident caretaker does not seem to be considered essential on golf courses elsewhere. I would suggest there are modern methods of surveillance and protection available, with CCTV and alarms direct to smartphones, and fire sprinklers.

In retaining the "Supplementary Guidance on Housing in the Countryside" in the 2015 Development Plan, the councillors would seem to see this as a planning matter of special importance in protecting and promoting Moray's countryside, coast and landscape. This house conflicts with the Policy H7: it does not "reflect the traditional pattern of settlement in the locality", the site has no relation to existing boundaries and here would be of high impact. I could see no indication in the application of enclosing fencing, ancillary buildings such as a garage (2 parking spaces but whether or not a garage is required not mentioned), or screening planting. A large stand of aspens on the golf course has already been removed by the applicant in the course of the golf development.

Although flooding risk (EP7) is mentioned and dismissed in the application, the amphitheatre in which the development is sited is protected from the sea only by dunes which slump further every winter.

Referring to the applicants' comments on Development Policies in their Design Statement, the fact they 'fail to see what "damage" a new house could do to this landscape' because the house is to sit between two other large buildings for which they have recently been given consent, suggests they do not appreciate the detrimental cumulative effect of buildings at a fragile site such as the Covesea dunes.

The 2- storey house referred to was a Salmon bothy and net loft and is completely irrelevant - it was used only for seasonal occupation by salmon net fishermen and is now a low-walled ruin. I believe it was last used more than 50 years ago.

Relevant to the concept of cumulative effect is the current application 16/00513/APP3 for holiday chalets above the golf course site. Although both these applications are tourism related, they are nibbling away at the tourism attraction and amenity value of this stretch of coastline.

It is already to be regretted that the nature of the original golf course in this unique spot on the Moray coast has been expanded and a larger shed and café/clubhouse permitted, but this application is for a different level of intensity of use in the CPZ: permanent and domestic occupation, and I urge the Council to refuse this application.

Yours sincerely

(sent by email as we are on holiday)

Janet Trythall
John Trythall

Manager (Development Management)
Development Services
PO Box 6760
Elgin
IV30 9BX

REPORT OF HANDLING

Ref No:	16/00555/APP	Officer:	Maurice Booth
Proposal Description/ Address	Proposed caretakers house at Covesea Golf Course Lossiemouth Moray		
Date:	02.06.2016	Typist Initials:	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

Consultee	Date Returned	Summary of Response
Environmental Health Manager	01/06/16	No objection subject to a condition on sound insulation
Contaminated Land	20/04/16	No objection
Transportation Manager	04/05/16	No objection subject to standard conditions, including ownership evidence/provision of a visibility splay
Scottish Water		No response
Development Plans (Environment)	16/05/16	Proposals contrary to policy E8

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
EP9: Contaminated Land		
H7: New Housing in the Open Countryside	Y	
IMP1: Developer Requirements	Y	
EP10: Foul Drainage		
T2: Provision of Access		
T5: Parking Standards		
E7: AGLV and impacts on wider landscape	Y	
E8: Coastal Protection Zone	Y	
EP8: Pollution		

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received: 11 of these 6 were in support and 5 objecting.		
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		
<p>Issue: Proposal would breach policies H7, IMP1, E7 AND E8 due to the detrimental impact on the outstanding natural qualities of the duneland area and problems over the cumulative impact in relation to the other golf related development permitted. Proposals represent overdevelopment.</p> <p>Comments (PO): See 'Observations'</p>		
<p>Issue: There are other methods of surveillance and protecting the golf facilities against vandalism etc, and this does not seem to be a problem elsewhere.</p> <p>Comments (PO): This is accepted and is not considered a justification for the development.</p>		
<p>Issue: Together with the likely ancillary development and activity the visual and activity impact would be much greater than is currently the case, and this would be maintained without diminishing during periods of reduced or no activity at the golf facility.</p> <p>Comments (PO): The introduction of residential development would (as considered below) contravene the special protection afforded the 'Coastal Protection Zone' (E8), but should not in itself breach the detailed provisions of policies H7 and E7 - see 'Observations'</p>		
<p>Issue: Site only has limited flood protection by the easily eroded dunes. Drainage problems.</p> <p>Comments (PO): There is no evidence that there would be a flood risk caused or added to by the proposal.</p>		
<p>Issue: Impact on natural environment and ecology.</p> <p>Comments (PO): There are no specific designations applying to the site in these respects, and these issues are not considered to have a material bearing on the merits of the proposals.</p>		
<p>Issue: Creation of a precedent.</p> <p>Comments (PO): Each application is considered on its own merits, and any future application would be considered as such.</p>		
<p>Issue: Poor design and finish materials and excessive height.</p> <p>Comments (PO): This is not considered to be an issue in respect of the scale, design, detailing and finishes of the design proposed.</p>		
<p>Supporting Comments:</p> <ul style="list-style-type: none"> • Golf course well managed and a benefit to tourism and the community. • The security requirements justify the house. • Proposed design would contribute to the setting and would not have a detrimental impact. <p>A letter from Richard Lockhead, MSP, bringing the council's attention to the applicant's case for the development has also been received.</p> <p>Note: <i>These points and the supporting statement provided by the agent and applicant have been considered as part of the assessment.</i></p>		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

History

This application follows the approval of consent reference 15/01609/APP for a café and an agricultural shed under which consideration the additional proposal for a house was withdrawn from those proposals.

It is noted that there have been refusals for individual houses under previous local plan policy under applications 94/01157, 98/01030 and 99/00700/OUT, with the latter being rejected at appeal.

The Site

The site is an existing golf course in a hilly duneland area with a high dune escarpment to the rear (south) side. Access is by a long loose surfaced track which descends across the contours into an area which has a variety of temporary golf related structures.

The house would be situated in a small 'amphitheatre' defined on the south and west sides by the access track leading into the main golf facility area, and would have a high backdrop of dunes to the south. To the north and west there is an open outlook across the managed dunes of the golf course, and the coastal dune area.

The Proposal

The proposed house is of a one and a half storey design with a curved parabolic roof form, 6.7m high. The walling and roof (as a continuous element) would be of profiled metal sheeting, and the gables timber clad. There would be balcony features on three sides. The accommodation would comprise two bedrooms, a lounge, kitchen, bathroom and utility room at ground floor level, and a 'mezzanine' at first floor level. The total ground area would be 112 sq m.

Policy E8 (Coastal Protection Zone)

The coastal protection zone policy is an additional layer of protection afforded the valuable coastal strip from the normal spread of development that is potentially acceptable away from this unique asset of the Moray area.

The existing and permitted development within the site complies with the requirements of E8 in that it relates to "low intensity recreational tourist use eg golf courses". This criteria does not apply to the residential development now proposed, and none of the other exceptions provided for in this policy apply to the development.

The security requirements given by the applicant are not provided for in policy and are not considered to provide a justification for the house as additional development to what has already been permitted in the sensitive area concerned.

Policy H7

Whilst not meeting the specific design criteria of H7, the proposal is considered to be of an innovative form that would respond to its setting.

The siting and design of the house ensure that it is not a prominent feature and that it will be integrated into the surrounding landscape and with the topographical features to the south and west it is considered to have the necessary boundary definition. The proposed house will therefore comply with Policy H7.

Policy E7 (Area of Great Landscape Value, AGLV)

The proposed development site is within the Hopeman/Lossiemoth Coast, Area of Great Landscape Value. The proposal is therefore subject to policy E7 Areas of Great Landscape Value (AGLV) and

Impacts Upon the Wider Landscape. The innovative design and setting of the house means that the proposal will meet all the criteria within policy E7, and so whilst the proposal introduces a type of development that is fundamentally alien to the Coastal Protection Zone designation, it is considered compliant with the specific provisions of the AGLV.

Drainage

There are no drainage issues in relation to the specific site identified for the house, and septic tank drainage would be the subject of separate legislation.

Conclusion

On the basis of the above assessment the proposals are considered compliant with policies H7 and E7, despite being initially advertised as 'potential' departures to these policies. Policy IM1 is a general policy, and with the proposals compliant to H7 and E7 they are likewise not considered to breach the specific provisions of this policy.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

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

HISTORY			
Reference No.	Description		
15/01609/APP	Erect cafe and agricultural storage shed at Covesea Golf Course Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 29/10/15
10/00461/APP	Erect 4 golf driving bays alter existing driving bays into 2 retail units extend cafe seating area and enlarge kitchen form 3 bedroom dwellinghouse in former driving bays at Golf Dedication Centre Covesea Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 25/02/11
08/02391/FUL	Replace golf course club house at Covesea Golf Course Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 23/02/09
06/00389/FUL	Build water tank and pump station at Covesea Golf Course Covesea Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 08/06/06
05/01397/FUL	Retain caravan for rest room at Covesea Golf Course Covesea Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 30/08/06
05/00579/ADV	Proposed signs at Covesea Golf Course Covesea Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 12/08/05
05/00516/FUL	Upgrade and straighten existing golf course entrance renovate and re-roof ruin to be used as store for grass maintenance equipment and move position of sign board at Covesea Golf Course Covesea Lossiemouth Moray		
	Decision	Permitted	Date Of Decision 01/04/05

02/01647/FUL	Renovate and redevelop existing disused fisherman's bothy and net loft to form dwellinghouse at Covesea Golf Course Covesea Lossiemouth Moray			
	Decision	Refuse	Date Of Decision	08/03/05
99/00700/OUT	Outline to erect house and garage at Covesea Golf Course Covesea Lossiemouth Moray			
	Decision	Refuse	Date Of Decision	22/09/99
98/01030/FUL	Erect proposed house and garage/workshop at Covesea Golf Course Covesea Lossiemouth Moray			
	Decision	Refuse	Date Of Decision	28/10/98
93/00395/FUL	Erect a port a cabin with toilets incorporating par 3 golf course at Covesea Golf Course Covesea Lossiemouth Moray			
	Decision	Refuse	Date Of Decision	08/10/93

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	Departure from development plan	19/05/16	
PINS	Departure from development plan	19/05/16	

DEVELOPER CONTRIBUTIONS (PGU)

Status	N/A
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DOCUMENTS, ASSESSMENTS etc. *

* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc

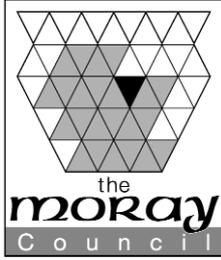
Supporting information submitted with application?	YES	
Summary of main issues raised in each statement/assessment/report		
Document Name:	Design Statement	
Main Issues:	Design impact, Ecology, Flooding, Services, Parking, Development Plan policies, Local Economy.	

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

**[Heldon And Laich]
Application for Planning Permission**

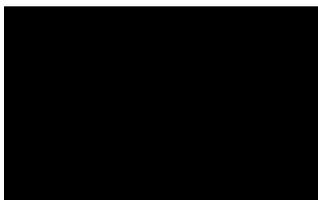
TO Covesea Links Golf Course
c/o 1 Architects Ltd
Suite 25
Inverness Airport
Inverness
United Kingdom
IV2 7JB

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 caretakers house at Covesea Golf Course Lossiemouth Moray

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

Date of Notice: **2nd June 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: -

1. None of the exceptions provided for in this policy apply and the development would introduce a form of development that would be out of harmony in the sensitive coastal area involved.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
		3D image
A-06		Elevations 1
A-07		Elevations 2
A-04		First floor plan
A-03		Ground floor plan
A-05		Sections
452.016		Location plan
15.452/015		Site plan

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

N/A

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:-

**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.scot/eplanningClient

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.