

- 9 JUN 2016

# APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application  
**PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS  
 ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	Dr and Mrs	Ref No.	15/28
Forename	John	Forename	Colin
Surname	Harrington	Surname	Keir
Company Name		Company Name	Plans Plus
Building No./Name		Building No./Name	Main Street Offices
Address Line 1		Address Line 1	Main Street
Address Line 2		Address Line 2	Urquhart
Town/City		Town/City	Elgin
Postcode		Postcode	IV30 8LG
Telephone		Telephone	01343 842635
Mobile		Mobile	07766 315501
Fax		Fax	
Email		Email	ctkplans@aol.com

**3. Postal Address or Location of Proposed Development (please include postcode)**  

Plot Enzie Station Clochan, Buckie

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

**4. Type of Application**  
 What is the application for? Please select one of the following:
 

Planning Permission	<input checked="" type="checkbox"/>
Planning Permission in Principle	<input type="checkbox"/>
Further Application*	<input type="checkbox"/>
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>
Application for Mineral Works**	<input type="checkbox"/>

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

\*Please provide a reference number of the previous application and date when permission was granted:

Reference No:	Date:
15/02251 APP	1st APRIL 2016

**\*\*Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.**

### 5. Description of the Proposal

Please describe the proposal including any change of use:

Erect new dwelling house with integral double garage and stand alone domestic garage.

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

### 6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☐ No ☒

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☐ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

### 7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

0.15

Square Metre (sq.m.)

## 8. Existing Use

Please describe the current or most recent use:

Vacant plot

## 9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes ☐ No ☒

*If yes, please show in your drawings the position of any existing, altered or new access and explain 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 and explain 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 number of existing spaces plus any new spaces)

6 min

*Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)*

## 10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network ☐  
No, proposing to make private drainage arrangements ☒  
Not applicable – only arrangement for water supply required ☐

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 show more details on your plans and supporting information*

What private arrangements are you proposing?  
Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed) ☒  
Other private drainage arrangement (such as a chemical toilets or composting toilets) ☐

*Please show more details on your plans and supporting information.*

Do your proposals make provision for sustainable drainage of surface water? Yes ☒ No ☐

*Note:- Please include details of SUDS arrangements on your plans*

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

*If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)*

### 11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☐ No ☒

*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 ☐

*If yes, briefly describe how the risk of flooding might be increased elsewhere.*

### 12. Trees

Are there any trees on or adjacent to the application site?

Yes ☒ No ☐

*If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.*

### 13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

*If yes, please provide details and illustrate on plans.*

*If no, please provide details as to why no provision for refuse/recycling storage is being made:*

### 14. Residential Units Including Conversion

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

Yes ☒ No ☐

If yes how many units do you propose in total?

1

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

**15. For all types of non housing development – new floorspace proposed**

Does your proposal alter or create non-residential floorspace?

Yes ☐ No ☒

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

**16. Schedule 3 Development**

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes ☐ No ☒ Don't Know ☐

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

**17. Planning Service Employee/Elected Member Interest**

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes ☒ No ☐

If you have answered yes please provide details:

Councillor Paul related to applicant.

**DECLARATION**

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes ☒ No ☐ N/A ☐

Signature:

Name:

Colin T Keir

Date:

7/6/2016

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



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

**REFUSED**

05 August 2016

Development Management  
Environmental Services  
The Moray Council

Carbon monoxide detection  
Carbon monoxide battery powered detector to comply with BS EN 50291 Part 1:2010, with warning device to indicate unit failure to be located between 1 and 3m from combustion appliance and in any room where flue passes through

Stove (Dormwood Country)  
Wood burning stove located on min 125mm thick concrete hearth (min 840x840mm) on non combustible rockwool slabs, projecting min 150mm beyond sides and 300mm beyond front of stove. 100mm blockwork wall with min 50mm rockwool slab backing located min 51mm behind stove, projecting 150mm beyond hearth sides and taken up to greater of 1200mm above hearth or 300mm above stove. Solid fuel appliance installation to be constructed and installed in accordance with the requirements of BS8303 part 1 to 3: 1994

Chimney construction  
150mm dia SS Selkirk insulated twin walled metal chimney per BS EN 1856-1: 2003 fitted to stove, with fireplates incorporated at floor and roof intersections. No combustible material to be closer than 50mm to external chimney surface. Chimney outlet to be min 600mm above ridge height within 2300mm measured horizontally.

Chimney protection  
Chimney within roof space surrounded by wire mesh surround capable of stopping a 8mm dia sphere from passing through. Access hatch to attic to allow viewing of chimney in attic. Chimney cleaning provided by removal of raincap from top or via stove by removal of throat plate.

Foundations  
Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in a monolithic manner and incorporating A393 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Substructure  
Substructure formed with 300mm wide foundation blockwork taken up to no more than ground level to support outer 100mm blockwork leaf, with 60mm cavity and 140mm blockwork below timber frame inner leaf.

Timber frame anchorage  
Timber frame panels tied down with bat wall / frame anchor straps 1100x3x38mm at 1200mm c/c around perimeter with 2No per corner. Straps nailed to framing with min 3No 8 gauge nails and built into blockwork construction min 2 courses below wall plates.

Ground floor  
75mm smooth cement sand screed incorporating proprietary underfloor heating pipework on 120mm Kingspan ThermoFloor rigid urethane insulation on 125mm thick concrete with A393 reinforcement mesh with 50mm top cover on 1200 gauge polythene dpm on 50mm sand blinding on 150mm well compacted dry bottoming

Timber frame (U Value 0.17W/m<sup>2</sup> K)  
18mm roughcast with waterproofer in mix on 100mm blockwork outer leaf with 50mm cavity, with breather paper on 9.5mm exterior grade plywood on 150x50mm tww posts at 600mm c/c with 145mm min Kingspan urethane insulation between overleaf with 20mm Kingspan behind polythene VCL behind 25x50mm battens to provide service void, finished with 12.5mm plasterboard internally.

Cavity ventilation  
Cavity ventilated by 65x10mm pvc slimline pvc ventilators incorporated within outer block leaf at max 1200mm c/c around perimeter, located below wall dpc, at wallhead, and above and below horizontal gable firestops.

Cavity firestops  
50x50mm tww solid timber firestops located around all openings in timber frame, where cavity changes direction. At cavity head and ceiling level to gables. Dpc to be fitted between firestops and blockwork, fixed behind breather paper at horizontal firestops.

Timber frame nailing  
Exterior grade plywood, fixed with 3.35mm dia by 65mm long nails at 150mm c/c on sheet perimeter and 300mm c/c internally on sheet to framing. SS wall ties fitted every 600mm c/c horizontally and 450mm c/c vertically, nailed to framing and built into outer block leaf

Timber frame tie in  
New blockwork tied in with ss wall ties every 2<sup>nd</sup> course on ss wall connectors rawl bolted to ex walls at 1200mm c/c, and sealed with mastic compound. Timber frame tied to ex wall with rawl bolts at 1200mm c/c through slotted holes with dpc sandwiched between timber and masonry.

Lintels  
Timber frame openings to incorporate 3No 22x45mm tww joists over securely spiked together supported on single cripple stud each end up to 1200mm span and on double cripple stud each end on spans greater than 1200mm. External leaf to incorporate 22x100mm prestressed stressline concrete lintels over with min 225mm end supports.

Movement joints  
Movement joints incorporated in blockwork at max 6.0m c/c around perimeter, infilled with 12mm hydracell compressible filler with silicone sealant externally. Wall ties to be fitted every course each side of joints within 150mm.

Partitions  
Non bearing partitions constructed with 75x50mm tww framing at 600mm c/c with centre dwangs, along with single top and double bottom rails

Load bearing partitions constructed with 100x50mm tww framing at 600mm c/c with centre dwangs along with double top and bottom rails

Partitions around apartments lined with 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m<sup>2</sup> and incorporate an absorbent layer of mineral wool min 25mm thick with min density 10kg/m<sup>3</sup> suspended between framing. All other partitions finished with 12.5mm plasterboard. Moisture resistant plasterboard fitted behind wet areas.

Trussed roof  
Concrete roof tiles on 38x25mm tww tile battens on 38x13mm tww counter battens on layer of Kingspan Nivent breathable membrane fitted in strict accordance with manufactures instructions on 16mm tww sarking boards with 2mm gaps between on prefabricated roof trusses at 600mm c/c internally finished with 12.5mm foilbacked plasterboard to ceiling ties with 150mm glass wool between ties and 200mm layer above, thermal conductivity 0.040 W/m K

Truss bracing  
Trusses to incorporate 100x25mm tww bracing fixed to each truss with 2 No 3.35mm dia gal wire nails 75mm long. Trusses secured to wall plates with ms gal clips at each end of every truss, with ms gal straps 1000x2.5x38mm fixed to every 3<sup>rd</sup> truss and wall construction

Lateral restraint straps  
Bat ms gal 1800x30x5mm lateral restraint straps incorporated at 1200mm c/c up slopes of rafters and horizontally over ceiling ties to all gables. Straps fixed to wall construction and over min 3 No timbers with dwangs located between timbers at strap positions

Roof barriers  
Roof void to incorporate a fire barrier, (50mm rockwool faced with 25mm galvanised wire mesh), providing 30 minute fire resistance. Barrier fixed to surrounding structure with screws through metal straps, to divide roof space into sections max 10m measured horizontally

Windows / Doors (self cleaning glass)  
Upvc window and doors to incorporate low emissive double glazing providing a u-value not more than 1.2W/m<sup>2</sup> K. Supplier to provide certification for materials and U-values provided. Any glazing within 800mm of floor level, part of a door leaf or within 300mm of a door leaf and within 1500mm of floor to be toughened safety glass in accordance with BS6262: Part 4: 2005

Window controls  
Window handles to be located min 350mm from internal corners, projecting walls or similar obstructions. Handles to be max 1.7m high where access unobstructed, max 1.5m where access limited by projections not exceeding 900mm high by 600mm deep, max 1.2m high in enhanced apartment or accessible sanitary accommodation

Window & Door security  
Windows and glazing to ground storey or otherwise easily accessible from outside, along with external doors to dwellings, flats and common areas, and doors between dwellings and garages or conservatory's to be designed and installed to resist forced entry. Such as BS PAS 24:2007 for doors or BS 7950:1997 for windows.

Window & Door fixing  
All accessible windows and doors to be manufactured to meet min recognised product standards, and defined component performance to resist forced entry. Units to be installed in accordance with recommendations given in section 8 of BS 8213-4: 2007 or manufacturers instructions where they meet or exceed standard.

Escape windows  
Escape windows provided to first floor apartments and any inner rooms providing a clear opening area of 0.33m<sup>2</sup>. Opening area to be min 450mm by 740mm, with bottom of opening located between 800mm and 1100mm above finished floor level.

High level window cleaning  
Eyelet bolts to be incorporated between 1.5m and 2.0m above ground and positioned at max 4.0m c/c horizontally to attach ratchet straps from ladder to provide secure restraints when cleaning high level glazing, in accordance with annex C3 of BS8213:Part 1: 2004

Electrical safety  
Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NEIEC only.

Lighting  
New light fittings to be low energy type, with a luminous efficacy at least 45 lumens / circuit watt. Fittings may be either dedicated with separate control gear taking only low energy lamps or standard fittings supplied with low energy lamps with integrated control gear (e.g. Bayonet or Edison screw base lamps)

Electrical outlets  
Light switches located between 900 and 1100mm above floors. Electrical outlets located min 400mm above floors or 150mm above worktops and max 1200mm above floors unless absolute need for higher position. All switches and controls located min 350mm from internal corners, projecting walls or similar obstructions

Fire detection  
Smoke alarms conforming to BS EN 14604: 2005, and heat detectors conforming to BS 5446: Part 2: 2003, all with an integral standby supply in accordance with BS 5839: Part 6: 2004 to be installed to provide min grade D fire detection and alarm system. All units interconnected and wired into regularly used lighting circuit electrically protected at consumer unit.

External lighting  
To be rated at not more than 100 lamp-watts per fitting with automatic control by movement detector and photocell, and incorporate manual override switching if desired.

Smoke alarms to be less than 7.5m from the door to a living room or kitchen, and less than 3.0m from a bedroom door. In halls longer than 7.5m no point should be more than 7.5m from an alarm. Smoke alarm within habitable room to have no point more than 7.5m from alarm, and no point to be more than 5.3m from heat alarm within kitchen

Upper floor (Main wing)  
22mm T&G chipboard flooring with all joints glued, min mass 15kg/m<sup>2</sup>, fixed to proprietary min 240mm deep 1 Joists at 600mm c/c, with min 100mm deep mineral wool min density between 10 - 60kg/m<sup>3</sup> between joists, finished to underside with 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m<sup>2</sup> fixed to min 13mm deep resilient metal bars at max 400mm c/c at right angles to floor joists

Intermediate floor fixings  
Bat ms gal straps 30x2.5x1200mm to be centred over upper floors and fixed with min 3No 8 gauge nails to upper and lower timber frame panels. Straps located at 1200mm c/c around perimeter with 2No per corner.

Balustrade  
900mm high balustrade securely fixed to surrounding structure and capable of resisting loads calculated in accordance with BS EN 1991-1-1 and associated PD 6688-1-1. Any openings to be capable of stopping a 100mm dia sphere from passing through, and designed so children cannot easily climb.

Stairway  
Risers 190mm x 14 No  
Going 230mm  
Pitch 39°  
Width 900mm clear

Stairway to have a min 2000mm clear unobstructed headroom above stair pitch line and landing areas. Handrail fixed between 840-1000mm above pitch line and landings, and a barrier with no openings which would allow a 100mm dia sphere to pass through.

Drying facilities  
An indoor area in addition to an external area to be provided for drying of clothes. Area to allow for 1.7m of clothes line per apartment, with internal area providing min 1.0m<sup>2</sup> with no size less than 0.7m. Indoor drying area to incorporate a fan providing an extract rate of 15lit/sec minimum, operated by humidistat set to operate between 50% and 65% humidity

Sanitation  
Sanitary fittings to have deep seal traps, with top removable traps to shower trays Walls around shower trays tiled to provide a waterproof finish. Instantaneous electric shower unit located above tray. Wall to wet areas lined with moisture resistant plasterboard. Partitions around rooms to incorporate 80mm glasswool as sound deadening.

Thermostatic mixer valves fitted to bath and wash basin supplies to limit water temperature to between 37-46° max at outlet. Wash hand basin to incorporate aerator or flow restrictor to limit flow to below 6lit/minute. W/c pan flush volume not to exceed 4.5ltr (total combined for dual flush system)

Accessible sanitary facilities  
Timber walls within accessible sanitary facility to incorporate 18mm exterior grade plywood fixed to framing behind 12.5mm moisture resistant plasterboard to provide robust fixing for grab rails at any location. 1100x800mm manoeuvring space to be provided clear of any obstructions or door swings oriented in direction of entry, and activity spaces, 1100x800mm provided in front of wc pan, 800x700mm to w/b and 800x800mm to shower. Activity spaces may overlap each other and manoeuvring space.

Underfloor heating  
Underfloor heating to incorporate thermostats for each room, automatic setback of room temperature during unoccupied times and night, with boiler interlock. Along with following controls:  
A. separate flow temperature high limit thermostat should be used for warm water systems connected to any high water temperature heat supply; and  
B. mixed systems containing both radiators and underfloor heating, connected to a common high water temperature supply operating at more than 60°C should be provided with a separate means of reducing the underfloor water temperature.

Energy system commissioning  
Heating, hot water, ventilation and any cooling system within dwelling to be inspected and commissioned by installation contractor in accordance with manufacturers instructions to ensure optimum energy efficiency and client issued with certification by installer

Heating instructions  
Written information on the operation and maintenance of the heating and hot water system along with any decentralized equipment for power generation to be provided by installation contractor and left within dwelling for use by occupier (Copy to be provided to building owner)  
Pipework  
Heating and hot water pipework insulated with proprietary insulated sleeves following guidance for environmental thickness given in BS 5422: 2009

Symbol key  
Double 13A electric socket  
Smoke alarm  
Battery powered carbon monoxide detector  
Wall switch  
68mm dia rainwater down pipe  
100mm dia soil vent pipe  
waste pipe / gulley trap  
Trickle ventilator  
Downlighter, fitted with Aico firecap or equal to BS 476: Pt 23  
Wall light fitting  
Ceiling light fitting  
30 minute fire resistant self closing door with intumescent strips / smoke seals  
Partitions around rooms to incorporate 80mm glasswool as sound deadening.

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARISE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS.  
CROWN COPYRIGHT. ALL RIGHTS RESERVED.  
LICENSE NUMBER 100041145

ANY DEVIATIONS TO THE APPROVED PLANS TO BE REPORTED TO THIS OFFICE.  
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS GIVEN DIMENSIONS ONLY TO BE USED.  
DO NOT SCALE PLANS.

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.

CLIENT:	SCALE:	DRAWN BY:	DATE:
Dr & Mrs Harrington	1:50	IR	Dec 2015
PROJECT:			PROJECT NO:
Proposed dwelling house at Plot 16, Enzie Station, Clochan 16/00931/1APP	- g JUN 2016		15-28 Dwg 1-4



**ARCHITECTURAL  
DESIGN CONSULTANTS**

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

**REFUSED**

05 August 2016

Development Management  
Environmental Services  
The Moray Council

External Linings  
Timber frame externally finished with  
proprietary pvc linings on 38x25mm tww  
battens on 38x25mm tww counter battens on  
breather paper on construction as noted  
10mm air spaces with insect screens to be  
provided at bottom of linings to allow for  
ventilation behind, with a min 50mm void,  
ignoring battens, between ply sheathing and  
linings.

Cladding firestops  
50x50mm tww solid timber firestops fitted  
around all openings in timber frame and  
vertically at corners. Tenmat vented  
intimate vent firestops fitted horizontally at base  
and head of cavity, above openings, and at  
gable ceiling level to allow air flow through.  
Dpc to be fitted between firestops and linings,  
fixed behind breather paper at horizontal  
firestops.

Energy Performance Certificate  
Certificate to be calculated in accordance with  
a methodology of calculation approved under  
regulation 7(a) of the Energy Performance of  
Buildings (Scotland) Regulations 2008 and the  
energy performance of the building is capable  
of reducing carbon dioxide emissions

A copy of the energy performance certificate is  
to be submitted at completion stage, produced  
from data lodged to the Scottish EPC register.  
Energy performance certificate to be produced  
by an EPC assessor who is a member of an  
approved organisation appointed by Scottish  
Ministers  
Indelibly marked certificate to be firmly affixed  
to building adjacent to utility meter. Certificate  
to display address, building type, issuer, date,  
floor area, heating system, software used, CO2  
emissions and potential emissions, seven scale  
coloured banding, approximate energy use in  
kWh/m², list of possible improvements and a  
statement to effect. THIS CERTIFICATE  
MUST BE AFFIXED TO BUILDING AND  
NOT REMOVED UNLESS TO REPLACE  
WITH UPDATED VERSION"

Air infiltration  
Air infiltration and thermal bridging to be  
limited by following "Accredited Construction  
Details (Scotland) 2010" in addition to  
following

a. sealing the gaps, at roof space openings,  
between dry linings and masonry walls at the  
edges of window and door openings, and at  
junctions between walls, floors and ceilings.

b. sealing vapour control membranes in timber  
framed and other framed panel constructions

c. sealing at service penetrations of the fabric  
or around boxing / ducting for services

d. fitting draught seals to the opening parts of  
windows, doors, access hatches and roof lights.

e. using joist hangers or sealing around joist  
ends built into the inner leaf of external cavity  
walls. BR 262 gives other examples of  
appropriate design details and construction  
practice.

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT  
PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS  
BEEN OBTAINED

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED  
THE SITE TO FAMILIARIZE THEMSELVES WITH THE  
PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR  
BUILDING WORKS.

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ANY DEVIATIONS TO THE APPROVED PLANS TO BE  
REPORTED TO THIS OFFICE  
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE  
PRIOR TO COMMENCING BUILDING WORKS  
GIVEN DIMENSIONS ONLY TO BE USED.  
DO NOT SCALE PLANS.

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE  
CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS  
MEET CORRECTLY.

#### General finishes / contractor notes

Internal doors to be 838x1981mm Oak  
veneered units with varnished finish along with  
matching 120x15mm skirting and 70x15mm  
facings, style / design to be agreed between contractor  
and client and allowed for in price

Ironmongery to be satin / chrome finish with  
satin chrome steel ball bearing door hinges,  
style / design to be agreed between contractor  
and client and allowed for in price

Electrical fixtures and fittings to be satin  
chrome finish with mixture of down lighters,  
pendants and wall lights. Final layout, style /  
design to be agreed between contractor and  
client and allowed for in price

Contractor to allow for electrical power to  
single garage, with external socket. External  
power and water tap provided to attached  
garage, with electric roller doors with remote  
operation

Heating system to dwelling (underfloor to  
ground floor with radiators to first floor) to  
allow for external remote control operation  
away from house (smart phone system) this  
feature specifications to be agreed between  
contractor and client and allowed for in price

#### Mechanical Ventilation

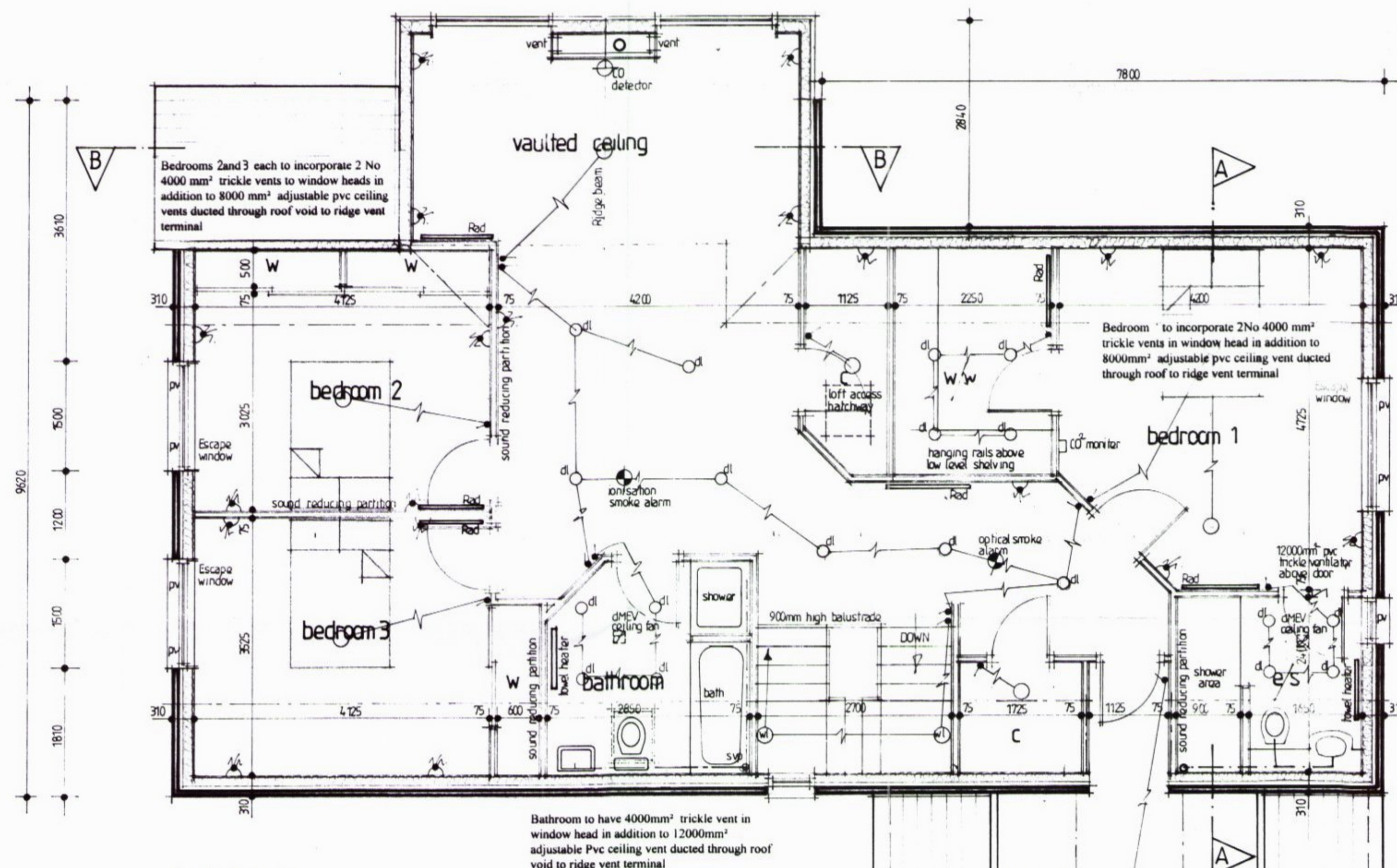
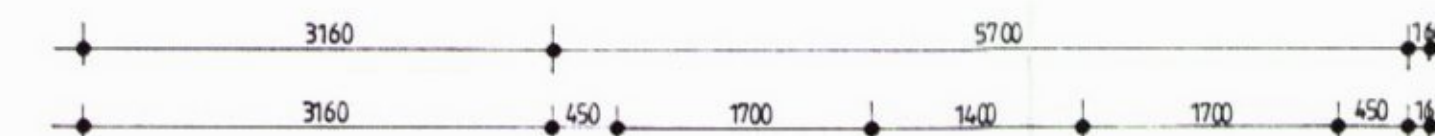
Kitchen, utility, bathroom and en-suite each to  
incorporate a Vent Axia Lo-carbon response  
dMEV (decentralised mechanical extract fan)  
unit providing following extract rates

Kitchen 6litrs/sec and 13litrs/sec boost  
Utility 4litrs/sec and 8litrs/sec boost  
Bathroom 4litrs/sec and 8litrs/sec boost  
WC toilet 3litrs/sec and 6 litrs/sec boost

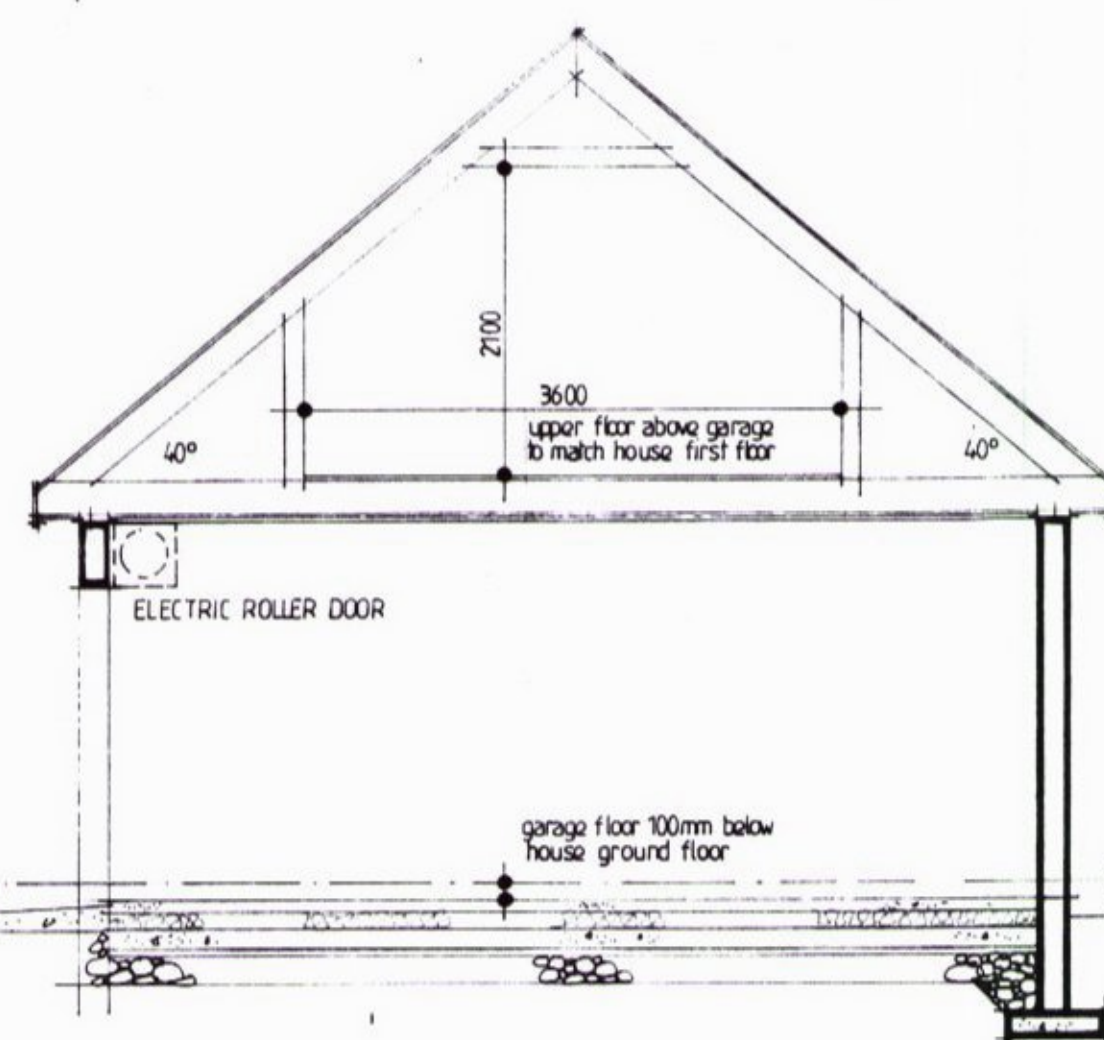
Where dMEVs are located in rooms adjacent to  
bedrooms the noise generated by them on  
a continuous rate should not exceed 30 dBL.  
Aeq,1 calculated in accordance with BS 8233:  
1999.

#### Carbon Dioxide CO2 monitoring

Mains powered CO2 monitoring unit to be  
located within principal bedroom,  
incorporating easily understood visual indicator  
and capable of logging and displaying readings  
within a range of at least 0 - 5,000 parts per  
million at no more than 15 minute intervals,  
over a 24 hour period. Unit to be capable of  
providing information on CO2 levels for at  
least the preceding 24 hour period. Monitor to  
be located per manufactures instructions. If  
detector/monitor has an audible alarm this  
should be capable of being permanently  
deactivated.

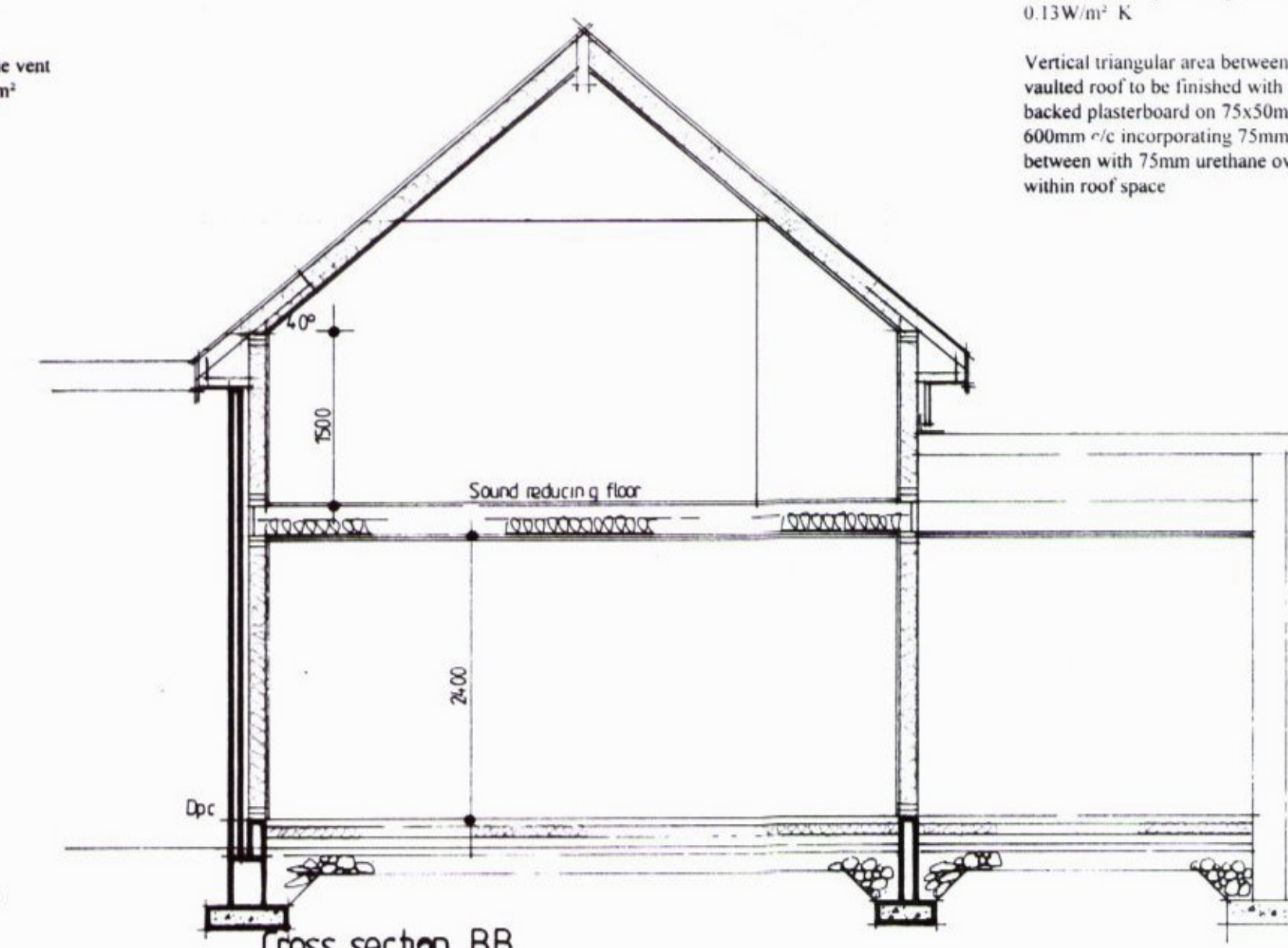


First floor plan



Cross section CC  
THROUGH GARAGE

Symbol key	
	Double 13A electric socket
	Smoke alarm
	Battery powered carbon monoxide detector
	Wall switch
	68mm dia rainwater down pipe
	100mm dia soil vent pipe
	waste pipe / gully trap
	Trickle ventilator 4000mm²
	Downlighter, fitted with Aico firecap or equal to BS 476: Pt 23
	Wall light fitting
	Ceiling light fitting
	30 minute fire resistant self closing door with intumescent strips / smoke seals



Cross section BB

CLIENT Dr & Mrs Harrington	SCALE 1:50	DRAWN BY IR	DATE Dec 2015
PROJECT Proposed dwelling house at Plot Enzie Station, Clochan, 16/00931 APP	PROJECT No. 15-28 Dwg 2-4		

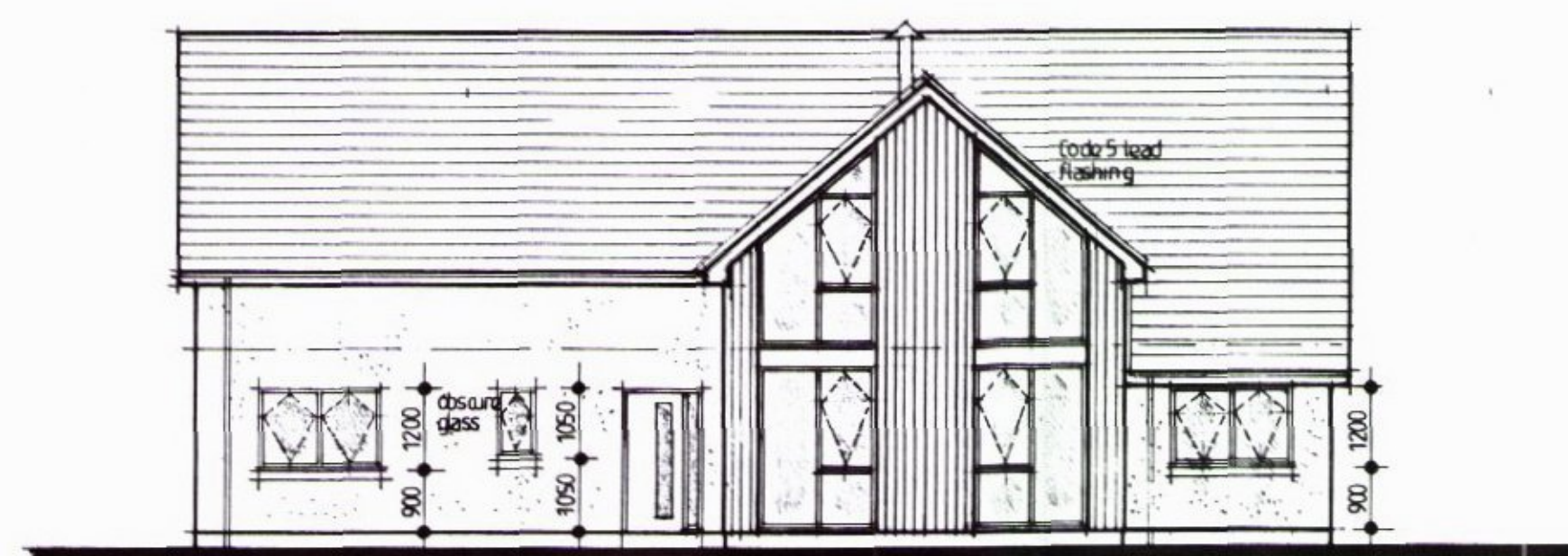


#### ARCHITECTURAL DESIGN CONSULTANTS

TELEPHONE No. 01343 842635  
MOBILE No. 07766 315501  
EMAIL: ctkplans@aol.com  
WEB: www.plans-plus.co.uk  
PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG





Front elevation

Roof finished with Marley Duo Modern smooth grey concrete roof tiles with dry fixed verge and ridge tiles

Windows and doors to be upvc oak double glazed units with matching fascias and soffit boards

Walls finished with white dry dash roughcast finish with smooth cement basecourse and vertical larch timber linings as indicated

Roof drainage to be provided by 100mm Dia h/r pvc black rainwater rhones with 68mm Dia pvc black rainwater downpipes



Side elevation



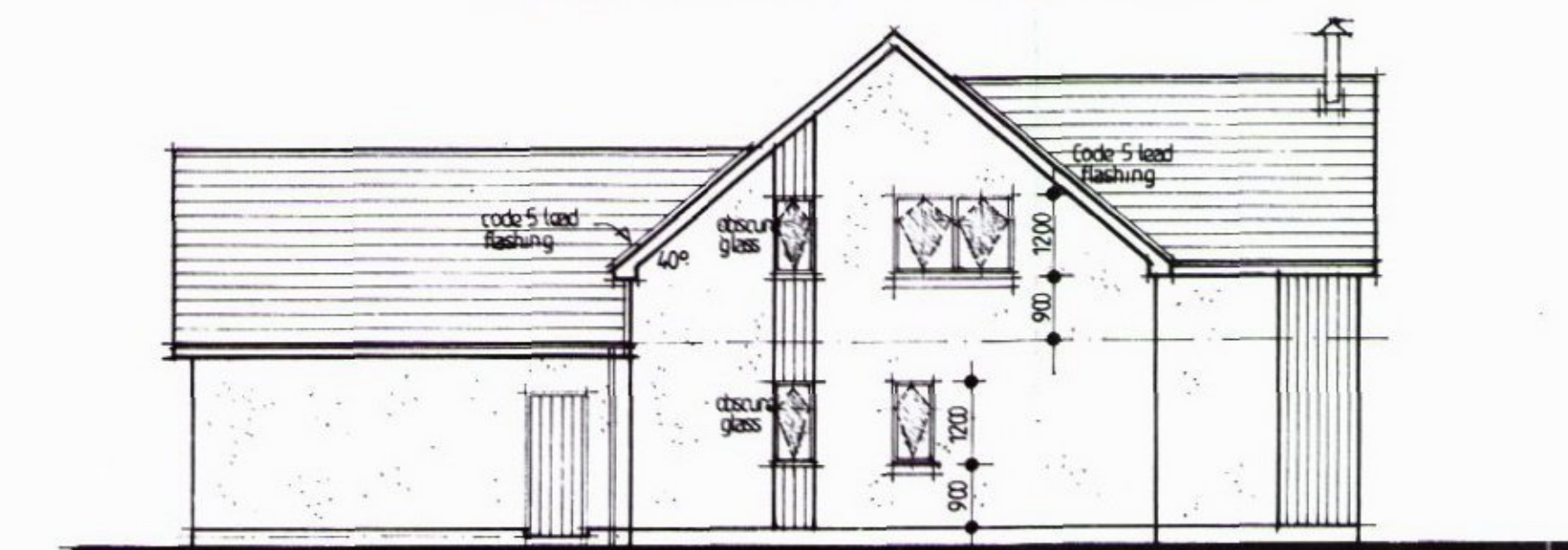
Rear elevation

Roof finished with Marley Duo Modern smooth grey concrete roof tiles with dry fixed verge and ridge tiles

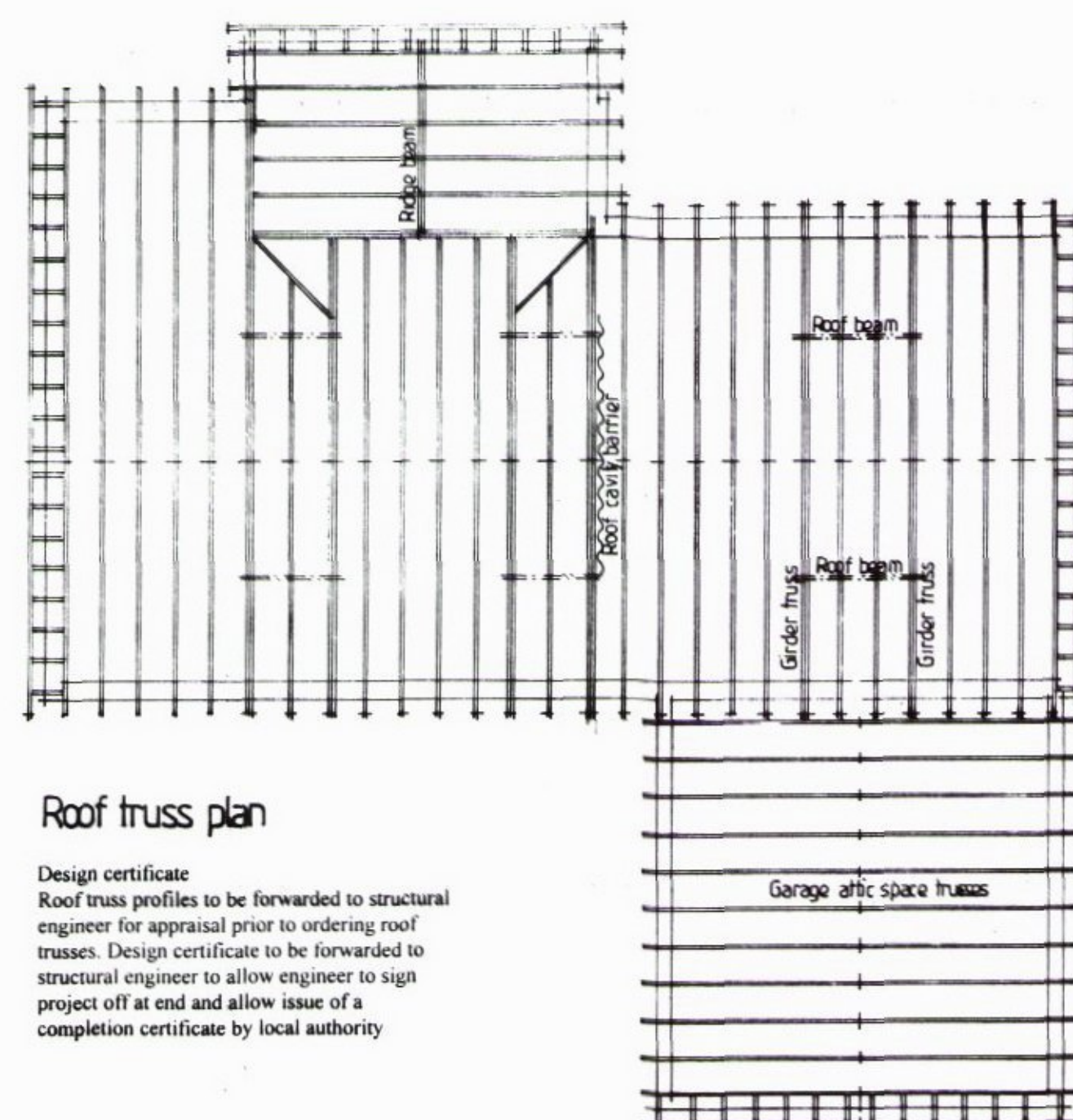
Windows and doors to be upvc oak double glazed units with matching fascias and soffit boards

Walls finished with white dry dash roughcast finish with smooth cement basecourse and vertical larch timber linings as indicated

Roof drainage to be provided by 100mm Dia h/r pvc black rainwater rhones with 68mm Dia pvc black rainwater downpipes

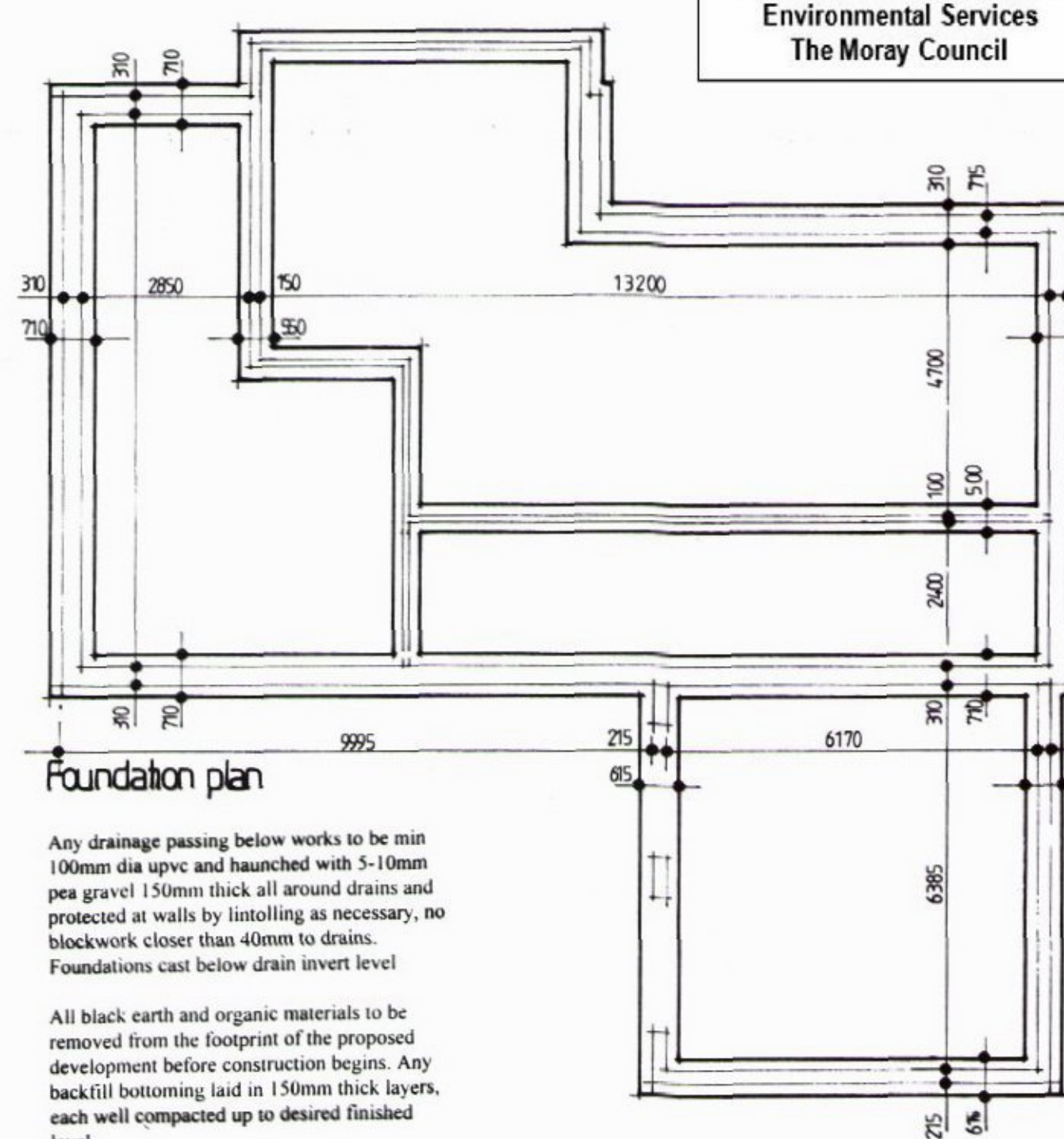


Side elevation



Roof truss plan

Design certificate  
Roof truss profiles to be forwarded to structural engineer for appraisal prior to ordering roof trusses. Design certificate to be forwarded to structural engineer to allow engineer to sign project off at end and allow issue of a completion certificate by local authority



Foundation plan

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintelling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

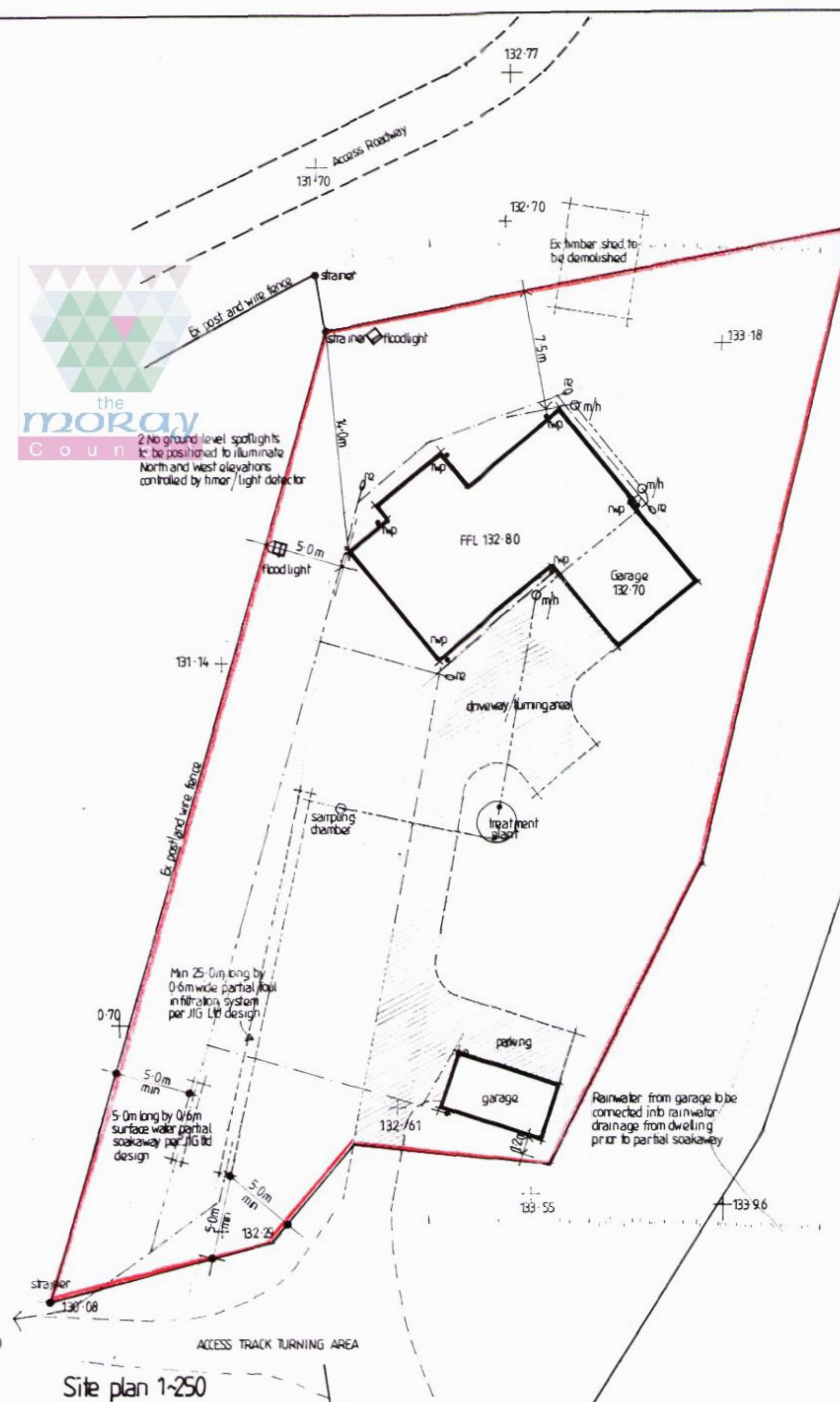
All black earth and organic materials to be removed from the footprint of the proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to desired finished level.

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

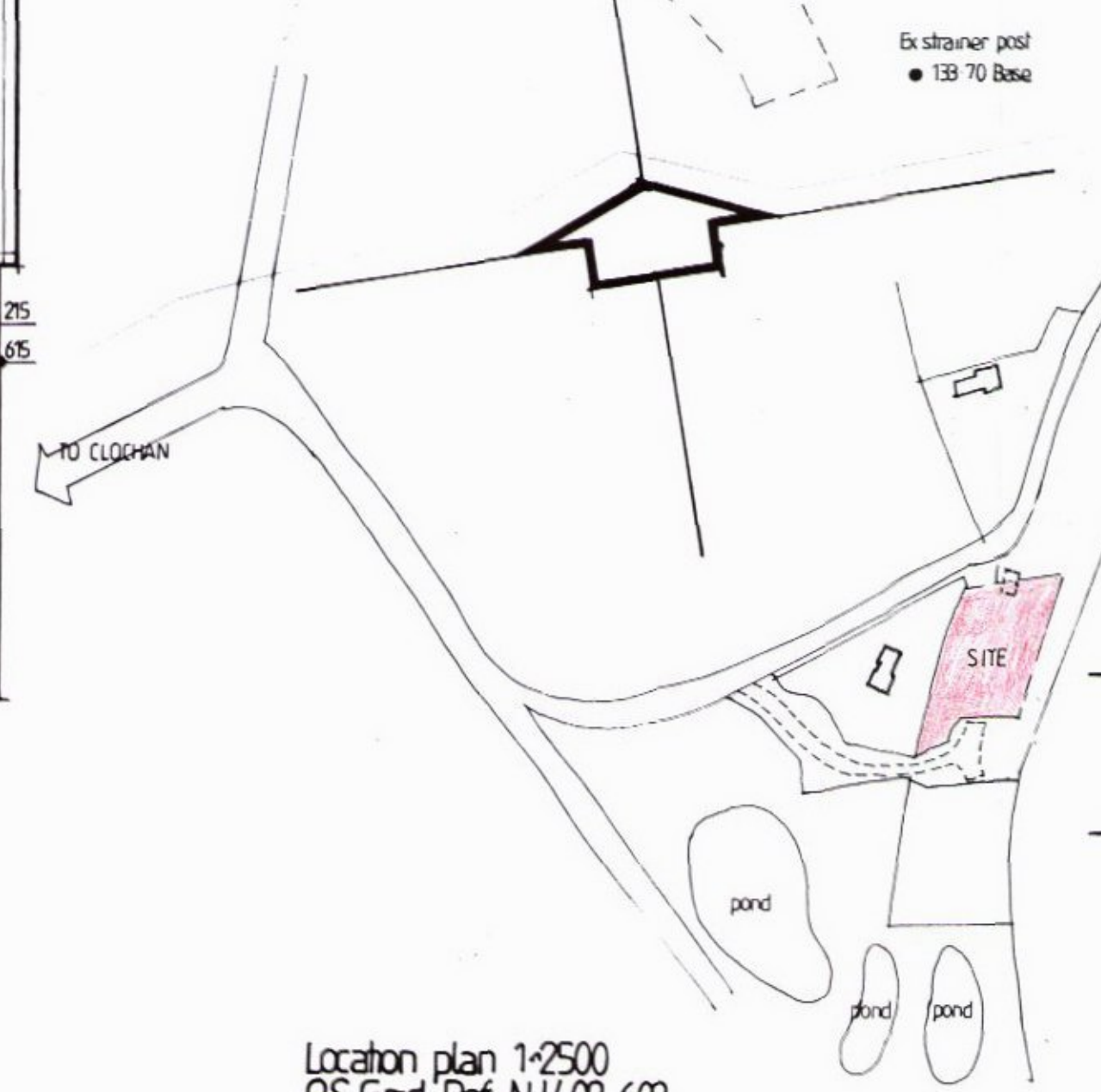
**REFUSED**

05 August 2016

Development Management  
Environmental Services  
The Moray Council



Site plan 1:250



Location plan 1:2500  
OS Grid Ref NJ409 609

Treatment tank  
Largestest Biodisc treatment tank located min 5.0m from any buildings or boundary's and connected into suitable infiltration system to suit ground conditions. located min 5.0m from any buildings or boundary's, 10m min from any roadway, railway or watercourse, and min 50m from any spring, well or borehole used as a drinking water supply

Sampling chamber  
Sampling chamber with secure lid to be provided at treatment tank outlet prior to soakaway. Chamber to have min 300mm internal dia and inlet pipe to be min 150mm above base of chamber with min 75mm overhang. Outlet pipe to be flush with base.

Drainage  
Durable clearly readable label to be located adjacent to water stop valve incorporating the wording: "The drainage system from this property discharges to a wastewater treatment tank. The owner is legally responsible for routine maintenance and to ensure the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance" along with recommended maintenance requirements and time schedule

Rainwater  
Rainwater drainage taken via 100mm dia upvc underground drains to soakaway located min 5.0m from any buildings, or boundary's and designed in accordance with BRE digest 365 "soakaway design" to suit ground conditions on site

Driveway  
3.0m wide driveway to be constructed with quarry dust finish on 150mm thick well compacted hardcore base capable of supporting an axle loading of 14 tonnes to provide service lorry access to treatment and oil storage tanks as necessary

Parking / access  
Minimum 3.3x4.8m car parking hardstand to be provided within site formed with hard wearing, uniform and of a material and finish that provides ease of manoeuvring, with no trip hazards. 900mm wide access path to be formed from car hardstand area to accessible entrance landing not exceeding 1:21 gradient, in same material as hardstand

Landscaping proposals  
25% of proposed new dwelling house site to be planted with native trees. Trees to be planted in species groups in random patterns at approximately 2.5m spacing. Sizes to be a mixture of standard, Half standard and Whips. Trees will be staked, tied and the smaller plants protected in growing shelters. Rabbit and Strimmer/wide guards will be fitted to all trees without shelters.

Site to be weeded, cultivated and prepared for grass seeding and tree planting within first planting season following occupation or completion of dwelling, whichever is sooner. Any trees or plants which die, are removed or become diseased within 5 years of planting shall be replaced in the following planting season with others of similar size, number and species

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS BEEN OBTAINED.

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS.

CROWN COPYRIGHT ALL RIGHTS RESERVED.  
LICENCE NUMBER 100041148

ANY DEVIATIONS TO THE APPROVED PLANS TO BE REPORTED TO THIS OFFICE.  
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS.  
GIVEN DIMENSIONS ONLY TO BE USED.  
DO NOT SCALE PLANS.

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY.

CLIENT Dr & Mrs Harrington	SCALE 1:100	DRAWN BY IR	DATE Dec 2015
PROJECT Proposed dwelling house at Plot Enzie Strahon, Clochan 161009311 APP			PROJECT No. 15-28 Dwg 3-4

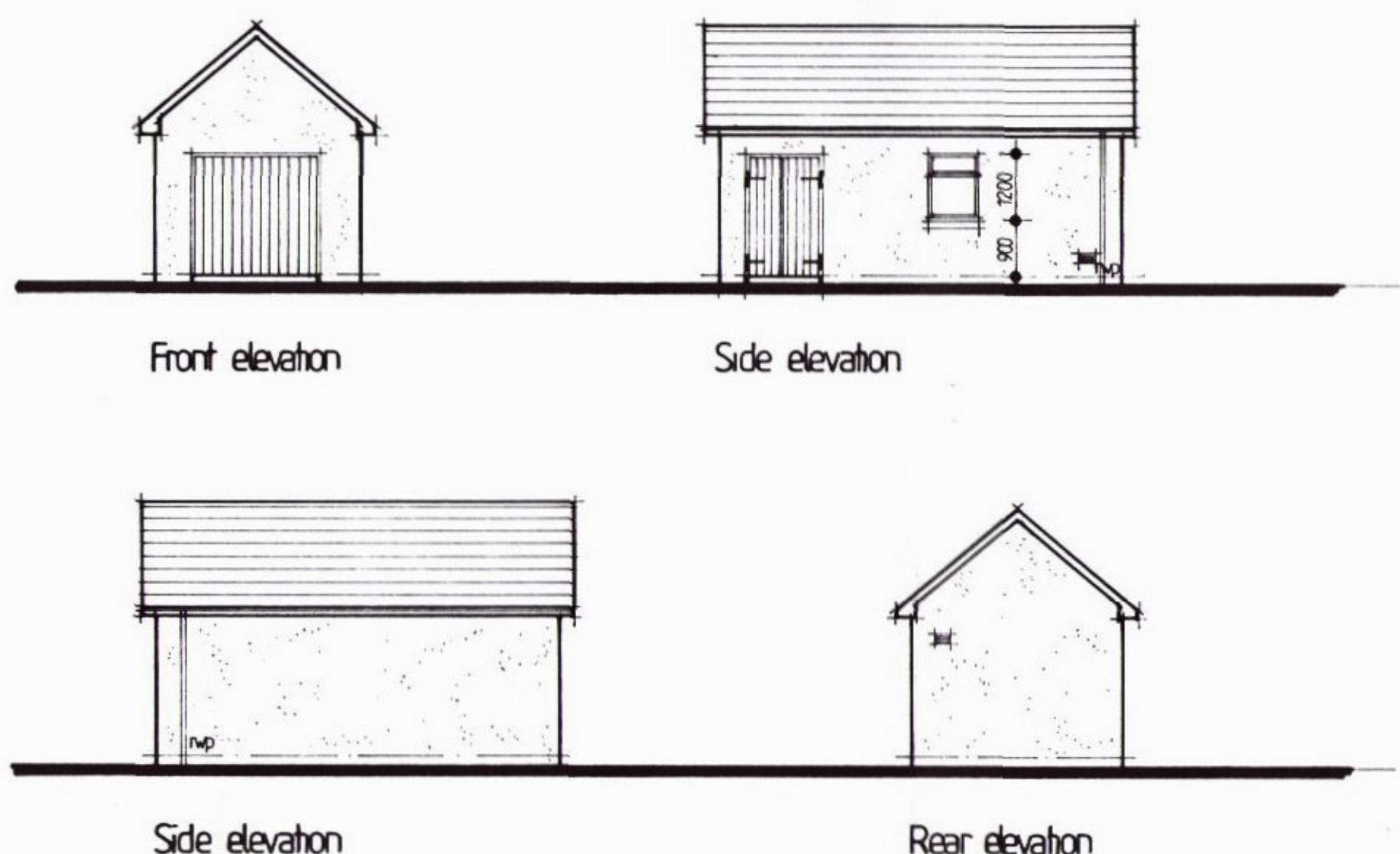


**ARCHITECTURAL  
DESIGN CONSULTANTS**

TELEPHONE No. 01343 842635  
MOBILE No. 07766 315501  
EMAIL: ctkplans@aol.com  
WEB: www.plans-plus.co.uk  
PARTNERS: COLIN & CATRIONA KEIR

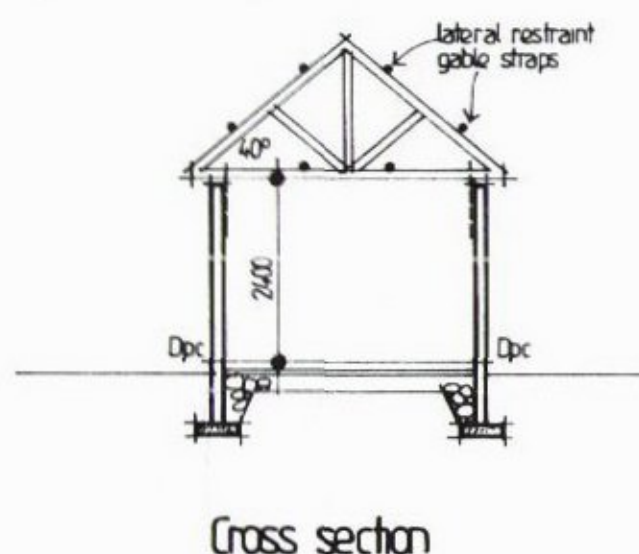
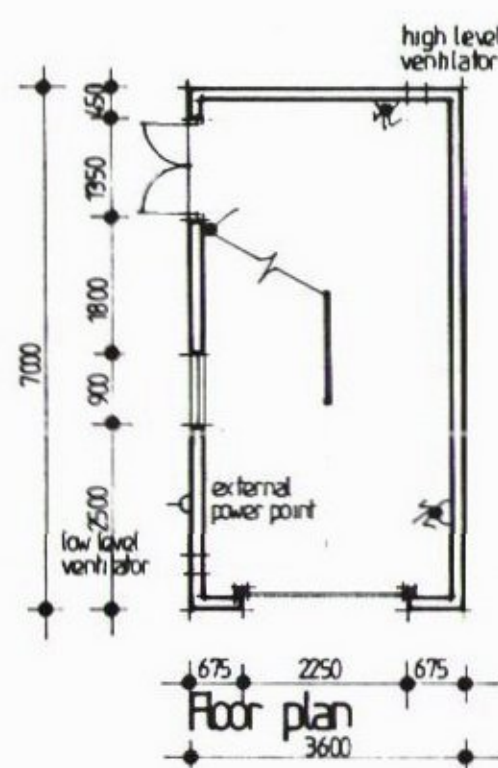
MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



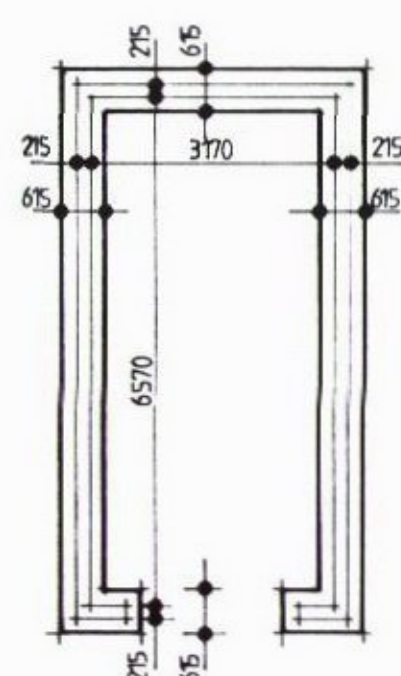


**General**  
100mm dia h/r pvc rainwater rhones  
68mm dia pvc rainwater downpipes  
2 No 225x150mm GI louvred front vents

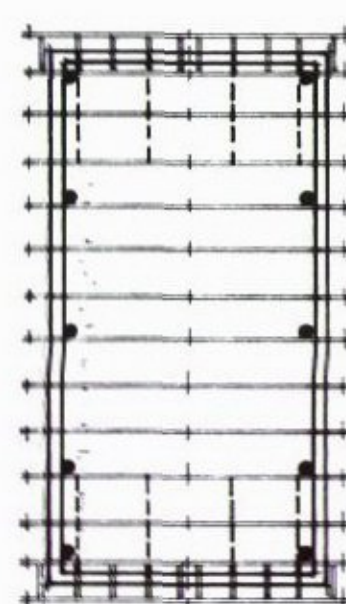
**Lintols**  
Openings to incorporate 2 No Robeslee Type  
K9 100x215mm concrete lintels over with min  
215mm end supports each end



Cross section



Foundation plan



Roof plan

--- Lateral restraint straps  
● Roof tie down straps

**Foundations**  
Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in monolithic manner and incorporating A142 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintolling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

All black earth and organic materials to be removed from the footprint of proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to finished level.

**Floor**  
Smooth cement sand screed finish on 100mm thick concrete on 1200 gauge polythene dpm on 50mm thick sand blinding on 150mm thick well compacted dry bottoming.

**Walls**  
18mm roughcast as house incorporating a waterproofer within mix on a 215mm thick concrete blockwork wall construction flush pointed internally. Movement joints incorporated in walls at max 6.0m c/c, infilled with 12mm hydracell compressible filler with silicone sealant externally. Sleeved wall ties to be fitted every course at joints

**Roof**  
Concrete roof tiles as per house on 38x25mm tww tile battens on 38x13mm tww counter battens on layer of roofing felt on 9.5mm exterior grade plywood sheeting on proprietary roof trusses at 600mm c/c with ms truss clips each end and additional bat straps 1000x2.5x38 every 3rd truss

**Roof fixings/bracing**  
Roof construction to incorporate 100x25mm tww bracing fixed to each truss with 2 No 3.35mm dia gal wire nails 75mm long. Bat M305 ms gal lateral restraint straps fitted to gables at 1200mm c/c up slope of rafters and horizontally over ceiling ties fixed to wall and 3 trusses

**Electrical safety**  
Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NEIEC only.

**Lighting**  
New light fittings to be low energy type, with a luminous efficacy at least 45 lumens / circuit watt. Fittings may be either dedicated with separate control gear taking only low energy lamps or standard fittings supplied with low energy lamps with integrated control gear (e.g. Bayonet or Edison screw base lamps)

**Electrical outlets**  
Light switches located between 900 and 1100mm above floors. Electrical outlets located min 400mm above floors or 150mm above worktops and max 1200mm above floors unless absolute need for higher position. All switches and controls located min 350mm from internal corners, projecting walls or similar obstructions

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LICENSE NUMBER 100041145

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

**REFUSED**

05 August 2016

Development Management  
Environmental Services  
The Moray Council

CLIENT Dr & Mrs Harrington	SCALE 1:100	DRAWN BY IR	DATE Dec 2015
PROJECT Proposed dwelling house at Plot Enzie Station, Clochan 16/00931/APP		- 9 JUN 2016	PROJECT No. 15-28 Dwg 4-4



**ARCHITECTURAL  
DESIGN CONSULTANTS**

TELEPHONE No. 01343 842635  
MOBILE No. 07766 315501  
EMAIL: ctkplans@aol.com  
WEB: www.plans-plus.co.uk  
PARTNERS: COLIN & CATRIONA KEIR

MAIN STREET OFFICES: URQUHART, BY ELGIN, IV30 8LG



# Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>29th June 2016</b>
Planning Authority Reference	<b>16/00931/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with integral garage and detached domestic garage at</b>
Site	<b>Plot 5 Enzie Station Clochan Buckie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133065978</b>
Proposal Location Easting	<b>340966</b>
Proposal Location Northing	<b>860916</b>
Area of application site (Ha)	<b>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=O8HYY5BG0CR00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O8HYY5BG0CR00</a>
Previous Application	<b>15/02251/APP</b>
Date of Consultation	<b>15th June 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Dr And Mrs J Harrington</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Plans Plus</b>
Agent Organisation Name	<b>Plans Plus</b>
Agent Address	<b>Main Street URQUHART By Elgin Moray IV30 8LG</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:** Aberdeenshire Council Archaeology Service

**Planning Application Ref. No:** 16/00931/APP

**Erect dwellinghouse with integral garage and detached domestic garage at Plot 5 Enzie Station Clochan Buckie Moray for Dr And Mrs J Harrington**

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**

None

**Condition(s)**

None

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

**Further information required to consider the application**

**Contact:** Claire Herbert  
**email address:**  
[archaeology@aberdeenshire.gov.uk](mailto:archaeology@aberdeenshire.gov.uk)  
**Consultee:** Archaeology Service

**Date...**22/06/2016.....  
**Phone No** ...01224 665185

**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	<b>The Moray Council</b>
Response Date	<b>29th June 2016</b>
Planning Authority Reference	<b>16/00931/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with integral garage and detached domestic garage at</b>
Site	<b>Plot 5 Enzie Station Clochan Buckie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133065978</b>
Proposal Location Easting	<b>340966</b>
Proposal Location Northing	<b>860916</b>
Area of application site (Ha)	<b>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=O8HYY5BG0CR00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O8HYY5BG0CR00</a>
Previous Application	<b>15/02251/APP</b>
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Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Dr And Mrs J Harrington</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Plans Plus</b>
Agent Organisation Name	<b>Plans Plus</b>
Agent Address	<b>Main Street URQUHART By Elgin Moray IV30 8LG</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>

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Please respond using the attached form:-



## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Contaminated Land

**Planning Application Ref. No:** 16/00931/APP

**Erect dwellinghouse with integral garage and detached domestic garage at Plot 5 Enzie Station Clochan Buckie Moray for Dr And Mrs J Harrington**

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 | X                                    |
| (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**

*Your property has been identified from the 1905 Ordnance Survey map as being on the site of former railway land, including siding. A contamination site investigation was performed in 2008. However, soil sampling coverage of this plot was limited and the report is not in accordance with current guidance. It is the responsibility of the developer to ensure safe development. You should consider carrying out further sampling and assessment prior to proceeding with the proposed works. Should contamination be identified you should contact the Environmental Health section immediately (tel 01343 563345 or email to [contaminated.land@moray.gov.uk](mailto:contaminated.land@moray.gov.uk)) to agree a course of action.*

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

**Contact:** Adrian Muscutt  
**email address:** [adrian.muscutt@moray.gov.uk](mailto:adrian.muscutt@moray.gov.uk)  
**Consultee:**

**Date...**12/7/2016.....  
**Phone No** ...01343 563496



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

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# Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>29th June 2016</b>
Planning Authority Reference	<b>16/00931/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with integral garage and detached domestic garage at</b>
Site	<b>Plot 5 Enzie Station Clochan Buckie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133065978</b>
Proposal Location Easting	<b>340966</b>
Proposal Location Northing	<b>860916</b>
Area of application site (Ha)	<b>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=O8HYY5BG0CR00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O8HYY5BG0CR00</a>
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Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Dr And Mrs J Harrington</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Plans Plus</b>
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Please respond using the attached form:-



## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Environmental Health Manager

**Planning Application Ref. No:** 16/00931/APP

**Erect dwellinghouse with integral garage and detached domestic garage at Plot 5 Enzie Station Clochan Buckie Moray for Dr And Mrs J Harrington**

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"/>             |

**Contact:** James McLennan

**Date** 17.6.16

**email address:** james.mclennan@moray.gov.uk

**Phone No** .....

**Consultee:**

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

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.



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Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>29th June 2016</b>
Planning Authority Reference	<b>16/00931/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse with integral garage and detached domestic garage at</b>
Site	<b>Plot 5 Enzie Station Clochan Buckie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133065978</b>
Proposal Location Easting	<b>340966</b>
Proposal Location Northing	<b>860916</b>
Area of application site (Ha)	<b>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=O8HYY5BG0CR00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=O8HYY5BG0CR00</a>
Previous Application	<b>15/02251/APP</b>
Date of Consultation	<b>15th June 2016</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Dr And Mrs J Harrington</b>
Applicant Organisation Name	
Applicant Address	<b>[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</b>
Agent Name	<b>Plans Plus</b>
Agent Organisation Name	<b>Plans Plus</b>
Agent Address	<b>Main Street URQUHART By Elgin Moray IV30 8LG</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: 16/00931/APP**

**Erect dwellinghouse with integral garage and detached domestic garage at Plot 5 Enzie Station Clochan Buckie Moray for Dr And Mrs J Harrington**

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 any development works commencing:
  - i) a detailed drawing (scale 1:500) showing the location and design of a passing place on the section of the C17E located between the site access and the junction with the B9016 Keith- Buckie Road (to the Moray Council standards and specification), shall be submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority; and
  - ii) thereafter the passing place shall be constructed in accordance with the approved drawing prior to any development works commencing (except for those works associated with the provision of the passing place).
2. 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.

#### REASONS

1. 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.
2. 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 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 (for the passing place). The applicant will be required to provide technical information, including drawings and drainage calculations. 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.

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](mailto:transport.develop@moray.gov.uk)**  
**Consultee: TRANSPORTATION**

**Date 29 June 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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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.





28<sup>th</sup> June, 2016

Development Plans

Development Services

Moray Council, PO Box 6760

Elgin IV30 9BX

Dear Sirs

Ref :16/00931/APP

As the owner of a neighbouring house and the [REDACTED]  
[REDACTED] we would like to object to another house being built on Station House ground. Not so much the actual house, but as it is at the moment there are already 5 houses and our own one. If you plan a site visit I would be pleased to meet you and explain. I have repaired the access road ( approx. 170 meters for 9 years at least. No one has ever even offered to pay anything towards the cost of the materials, which would amount to approximately £500.00 per year.

Another point I would like to make is that when the last house was built at The Sidings the man was not willing to compensate me for going down through the field with sewage / overflow water and loss of crop etc. He expected his "Thankyou" was enough, when we had fences to repair and a piece of land had to be ploughed-up and reseeded with grass-seed. We would prefer if this new house did not need access through the fields

The access road is up the farm track which is not suitable for more traffic. There are already 12 vehicles use the road. After heavy rain the water runs down from Station House, The Sidings and Angels Rest on to access road and washes away the surface, which I already said I have to maintain. The last flood the other week when Buckie was flooded, the <sup>CARPARK AT</sup> Landgirl's Monument was flooded for 2 days afterwards.

We would really need to get the road tarred. But the owner [REDACTED]  
[REDACTED] should pay ½ costs and the other 5 could share the other ½ between us.

Yours faithfully

[REDACTED]



## **REPORT OF HANDLING**

<b>Ref No:</b>	16/00931/APP	<b>Officer:</b>	Derek Wilson
<b>Proposal Description/ Address</b>	Erect dwellinghouse with integral garage and detached domestic garage at Plot 5 Enzie Station Clochan Buckie Moray		
<b>Date:</b>	04.08.2016	<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	17/06/16	No objections.
Contaminated Land	14/07/16	No objection with Informative.
Transportation Manager	30/06/16	No objections with conditions and informatives.
Scottish Water		No response at time of report.
Aberdeenshire Council Archaeology Service	22/06/16	No objections.

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	N	
H7: New Housing in the Open Countryside	Y	See analysis
EP4: Private Water Supplies	N	
EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	See analysis
E9: Settlement Boundaries	Y	See analysis



REPRESENTATIONS		
Representations Received	YES	
Total number of representations received: ONE		
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		
<b>Issue:</b> Upkeep of access road is privately paid and a new house may not contribute to upkeep. The road is prone to flooding and already used to capacity for an untarred road.		
<b>Comments (PO):</b> The Transport Manager made no comment regarding the shared access road to the Plot nor asked for drainage mitigation conditions. The access road has not been adopted and therefore maintenance is a private matter.		

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

### The Proposal

#### Description

- The site is within a linear cluster of six existing dwellings based on the disused rail line approximately 500 metres east of Clochan, a Rural Grouping defined in the Moray Local Development Plan Supplementary Guidance (2015).
- The site is a relatively flat former railway sidings and is a grassed 1500sqm parallelogram. The proposed house is an irregular L shape created by a jutting lounge with an ecclesiastical style gable. It is one and a half storeys of 154sqm with the main habitable rooms north-westerly fenestrated. The garages (46sqm) are attached to the north east with the doors facing south to the access track 35m away. There is a further garage of 25sqm to the east of the access entrance. The new access from the south of the site runs from the turning area established with the access track for proposal 11/00803/APP which has been built approximately 70 metres to the south of this proposal. A site specific turning area will run from the track at the rear of the house to the front of the garages.
- The boundaries of the proposal are established by the Angels Rest and the new access to the south. Trees and wire and post fencing delineate the north and east of the site.
- The roof will be of Marley duo modern smooth grey concrete tiles and the walls white dry cast and vertical larch linings on the main gables. The openings will be uPVC oak double glazed units and the rainwater goods Dia pvc black. The separate garage will be of similar materials.
- The windows have uniformity and a vertical emphasis concentrated to the north-west and south-east elevations.
- The house will connect to the public water supply and foul and surface drainage systems will be installed at least 5m from the proposed house.

### Appraisal

Section 25 of the Town and Country Planning (Scotland) etc. Act 1997 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:

### Analysis

The grouping of houses at Enzie Station has not been included in the Moray Local Development Plan

(2015) (MLDP) as a rural grouping. The principal policies for assessment of this proposal will be H7 New Housing in the Open Countryside and IMP1 Developer Obligations.

Policy H7 assumes in favour for a new house in the open countryside provided it reflects the traditional settlement pattern and is sensitively integrated with the surrounding landform and at least 50% of the site boundaries are long established and distinguish the site from the surrounding land.

Development must reflect the traditional pattern of settlement in the locality and be sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. It should not detract from the character and setting of existing buildings or their surrounding area when added to an existing grouping 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 housing applications.

By nature of its siting the proposal would add to the grouping at Station House and Enzie Station Cottage near the proposal site. There have been a number of planning approvals for individual house plots such that this proposal would contribute to an unacceptable amount of build-up of development. A further fifth dwelling would detract from the character of the surrounding countryside by resulting in an uncharacteristic cluster of houses in the open countryside. As such this proposal would conflict with the dispersed rural housing addressed under policies H7 and IMP1 and associated Supplementary Planning Guidance and is unacceptable under policy.

The purpose of Policy E9 Settlement Boundaries is to guide development sufficiently far from settlement and rural grouping boundaries so as to maintain a clear distinction between the built up area and the countryside.

The grouping at Enzie sits in an elevated open position and would further harm the distinction with Clochan with the addition of a further property and is unacceptable under policy. The Supporting Statement asks for the proposal to be considered a brownfield site under Policy ED5 Opportunity Sites. However "opportunity sites" are identified within The Town and Village Statements and as this proposal is out-with any settlement boundary this proposal is not applicable under Policy ED5 .

#### Access/Parking

The Transport Service had no objection to the proposal provided conditions on any approval regarding access, parking and manoeuvring are attached to satisfy Policies T2 Provision of Access and T5 Parking Standards.

#### 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. The site is sufficiently large to accommodate the required septic tank and soakaways. In terms of Policies EP5 , EP7 and EP10 the proposals are acceptable. The detailed arrangements will require further assessment as part of any application for a Building Warrant.

#### Contaminated Land

The property has been identified from the 1905 Ordnance Survey map as being on the site of former railway land, including siding. The appropriate informative from the Contaminated Land (Environmental Health) Section would be attached to any approval.

#### Conclusion

For the reasons described in the analysis section the application is being refused. The build-up of housing and proximity to the nearby rural grouping will form the basis for refusal.



**OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**

None

**HISTORY**

Reference No.	Description			
15/02251/APP	Erect dwellinghouse with integral double garage and stand alone single garage on Plot 5 Enzie Station Clochan Buckie Moray			
	<b>Decision</b>	Refuse	<b>Date Of Decision</b>	01/04/16

**ADVERT**

<b>Advert Fee paid?</b>	<b>Yes</b>		
<b>Local Newspaper</b>	<b>Reason for Advert</b>	<b>Date of expiry</b>	
Banffshire Advertiser	No Premises Departure from development plan	11/07/16	
PINS	Departure from development plan No Premises	11/07/16	

**DEVELOPER CONTRIBUTIONS (PGU)**

<b>Status</b>	<b>N/A</b>
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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: Supporting Statement		
Main Issues: <ul style="list-style-type: none"> <li>The site of the house has been altered from the previous application to be further from the Village of Clochan.</li> <li>The site is considered to be brownfield and reference is made to a Reporter's comments regarding a similar site at Rathven Station. It is asserted that this example creates a precedent in favour of this proposal under the previous plan which supported groupings of 4-5 houses.</li> <li>Subsidiary benefits for the proposal are improved road access and contribution by population to preserve local amenities.</li> <li>It is asserted that the proposal is acceptable under H7 as it will have no impact on the distinction between the informal grouping of Enzie and the village of Clochan.</li> </ul>		

**S.75 AGREEMENT**

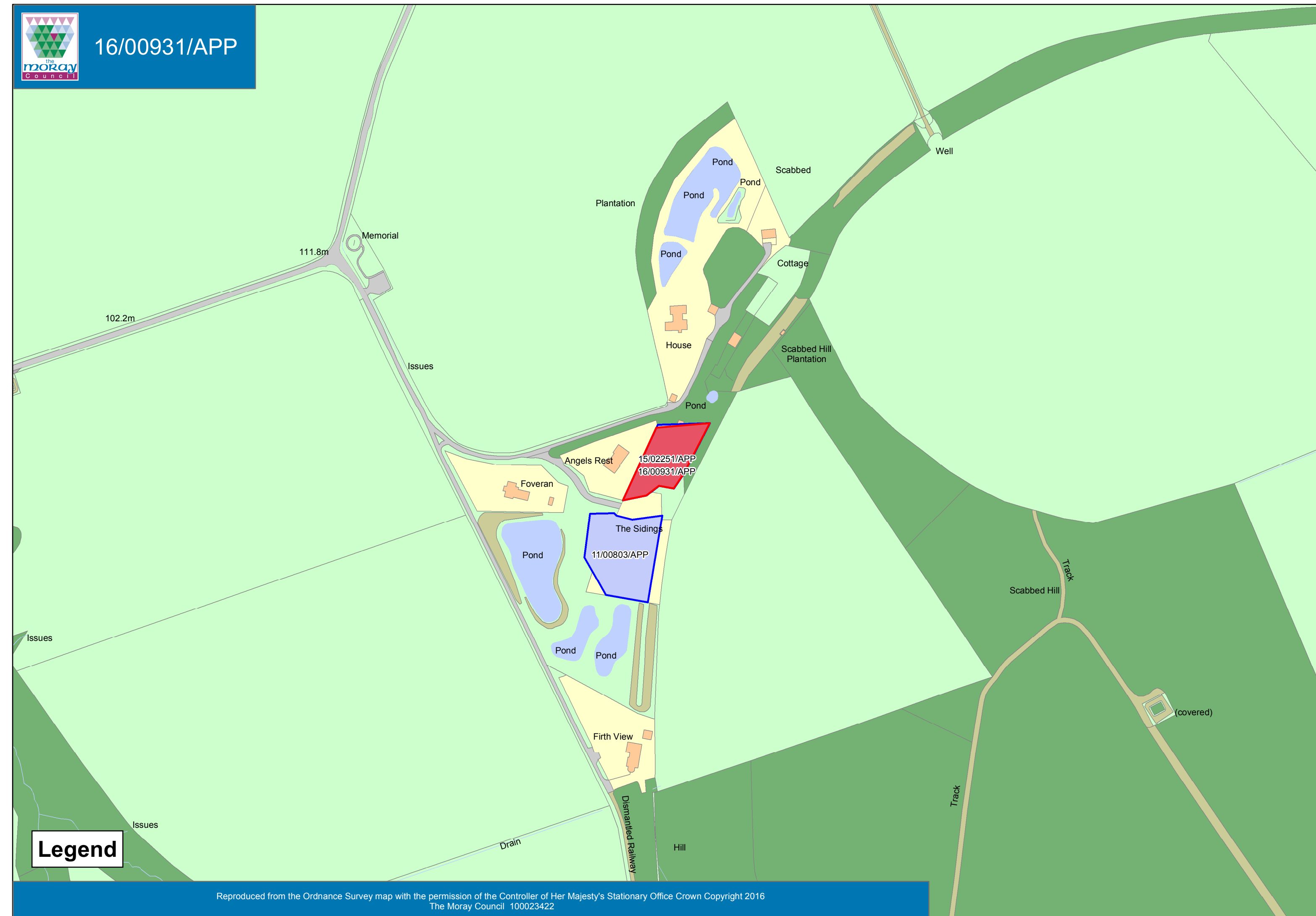
Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

<b>DIRECTION(S) MADE BY SCOTTISH MINISTERS</b> (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)			

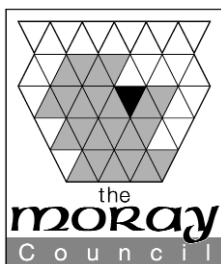




16/00931/APP



Legend



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

**REFUSAL OF PLANNING PERMISSION**

**[Fochabers Lhanbryde]  
Application for Planning Permission**

TO Dr And Mrs J Harrington  
c/o Plans Plus  
Main Street  
URQUHART  
By Elgin  
Moray  
IV30 8LG

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 integral garage and detached domestic garage at  
Plot 5 Enzie Station Clochan Buckie Moray**

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

Date of Notice: **5 August 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, E9 and IMP1) where:

1. because of its siting/location the proposal would result in an additional dwelling contributing to an unacceptable build-up of housing detrimentally changing the rural character of the area;
2. the proximity of the build-up of housing at Enzie Station within close proximity to the designated Rural Grouping of Clochan would further compromise its defined boundaries and distinct separation from the surrounding open countryside.

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

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

Reference	Version	Title
1~4		Ground floor plan
2~4		First floor plan and sections
3~4		Elevations site and location plan
4~4		Garage details

**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](http://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.