



West Ringorm, Elchies, Craigellachie, Moray

proposed erection of
dwelling-house with
detached garage

Grounds for Review of Refusal of Planning Application

Planning reference - 16 / 01037 / APP

Prepared by
Strathdee Properties Ltd.



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Introduction / Background to Application

These grounds for review of a decision to refuse planning consent for a house site named West Ringorm which is located at Ringorm, Elchies, near Craigellachie are submitted under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended). This notice of review has been lodged within the prescribed three month period from the refusal of planning permission dated 23rd August 2016.

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

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies H7 and IMP1) and as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' where, because of its siting/location when added to other recently approved sites, the proposal would result in a tight ribbon of new development along the edge of the woodland at the Wood of Ringorm and would add to the cumulative build-up new development at this location which would be detrimental to the rural character of the open countryside surrounding Craigellachie, this area having been identified as one in which there has been a significant growth in housing proposals and where further development, such as this proposal, would detract from the amenity and appearance of existing development and irreversibly alter the character of the countryside in this locality.

The report confirms that there were no technical objections to the proposal from any statutory consultees

The Proposal



3d image denoting how proposal may look when complete

The proposal is for a single dwelling-house accessed from a proposed new track which would be formed from the site to the B9102 Archiestown road.

If approved, the site would be served by the public water supply and a private drainage system.

Careful consideration has been given to the individual house layout / fenestration / detail and the resultant design is one of a contemporary style with traditional characteristics including vertically proportioned windows, gables with 40 - 45 degree pitches, gable widths no larger than 2.5 times the ground to eaves height, well placed velux rooflights doubled up in many instances to accentuate traditional openings and a general fenestration in keeping with a traditional cottage appearance. In terms of material use, the walls will be finished with white or cream roughcast and natural stone with grey concrete tiles specified to the roof to imitate traditional natural slates.

Within the cutilage of the site itself a minimum of 25% existing foliage cover will be retained.

The Site



Photo of site



The proposed site is situated to the west and approximately three miles from Craigellachie. If approved an access track would be formed from the site to the B9102 Archiestown road.

The topography of the site is such that it is generally flat.

The site will be defined and bounded by at least 50% of existing boundaries which consists of existing post and wire fencing and mature woodland.

Planning Policies

- Moray Local Plan 2015
The Local Plan assumes in favour of an application for a new house in the countryside provided certain criteria are met.
- Policy H7 sets out requirements on the siting and design of new houses in the open Countryside which;
 - a) reflect the traditional pattern of settlement in the locality and are sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field) is not acceptable;
 - b) do not detract from the character or setting of existing buildings or their surrounding area when added to an existing grouping or create inappropriate ribbon development;
 - c) do not 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 a significant growth in the number of new house applications; and,
 - d) have at least 50% of the site boundaries as long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways).
- As regards design policy H7 also requires;
 - a roof pitch of between 40 and 45 degrees, a gable width no more than 2.5 times the height of the wall from ground to eaves, uniform external finishes including slate or slate effect roof tiles, a vertical emphasis and uniformity to windows, additional planting and boundaries sympathetic to the area.

Moray Local Development Plan 2015

[Policies including Introduction and Contents](#) (90 page pdf 3.74 MB)

[Settlement Statements](#)

[Action Programme](#)

[Supplementary Guidance](#)

[Proposals Maps](#)

Main Issues answered in terms of planning policy (part A)

Having set out the policy background we would like to now consider the main issues that arise from the proposal in relation to this policy context. The main issues are considered to be ;

- Principle of the site
- Design
- Infrastructure and servicing
- Loss of Woodland

• PRINCIPAL OF THE SITE

The Moray Local Plan in line with National Planning Policy is committed to the principle of well sited and designed new housing in the countryside.

Policy H7 (New Housing in the Open Countryside) is the predominant policy in terms of the acceptability of a new house in the countryside and states that new development should be "easily absorbed" into the landscape and should be "low impact and reflect the character of the surrounding area in terms of the traditional pattern of settlement."

The application is for a single house and is in accordance with the main thrust of this policy.

There are four specific criteria under the heading "siting" which have to be met for the principle of a site to be acceptable.

- In the first instance the house must reflect the traditional pattern of settlement in the locality and must be sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (ie. on a skyline, artificially elevated ground or in open settings such as the central area of field) will not be acceptable.

The first of the siting criteria within Policy H7 concerns the dwelling not being overtly prominent. Examples of overtly prominent locations given are sites on a skyline, on artificially elevated ground, or in open settings such as the centre of fields. The site is not on a skyline or artificially elevated ground and is not in the centre of a field. The dwelling-house, if approved, would have existing mature trees as a backdrop which we feel would very much help to integrate the dwelling-house within the landscape setting. Please see the photomontage below which denotes how the dwelling may look when complete.



Main Issues answered in terms of planning policy (part A)

- Secondly, it must not detract from the character or setting of existing buildings or the surrounding area when added to an existing grouping or create inappropriate ribbon development.

As with other areas in Moray the prevailing pattern of settlement within this part of the countryside is characterised by both small clusters of housing and individual houses. This proposal, if approved, would form a cluster of three properties (this proposal and 2no. plots - see red line). Nearby, there are a number of similar type clusters (see blue and yellow lines). We are therefore of the opinion that the proposed arrangement would be similar in nature to other clusters nearby and would integrate well to the surrounding settlement pattern at Ringorm.

- Thirdly, it does not 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 a significant growth in the number of new house applications.

While it is acknowledged the proposal would increase the amount of houses within this area we very much feel that it would not change the rural character of this part of the countryside. The photomontage on page 5 denotes the dwelling integrated into the landscape, we hope, as an attractive addition.

- Lastly, Policy H7 states that the site should have 50% of it's boundaries as long established.

The site will be defined and bounded by at least 50% of existing boundaries which consists of existing post and wire fencing and mature tree growth.

• DESIGN

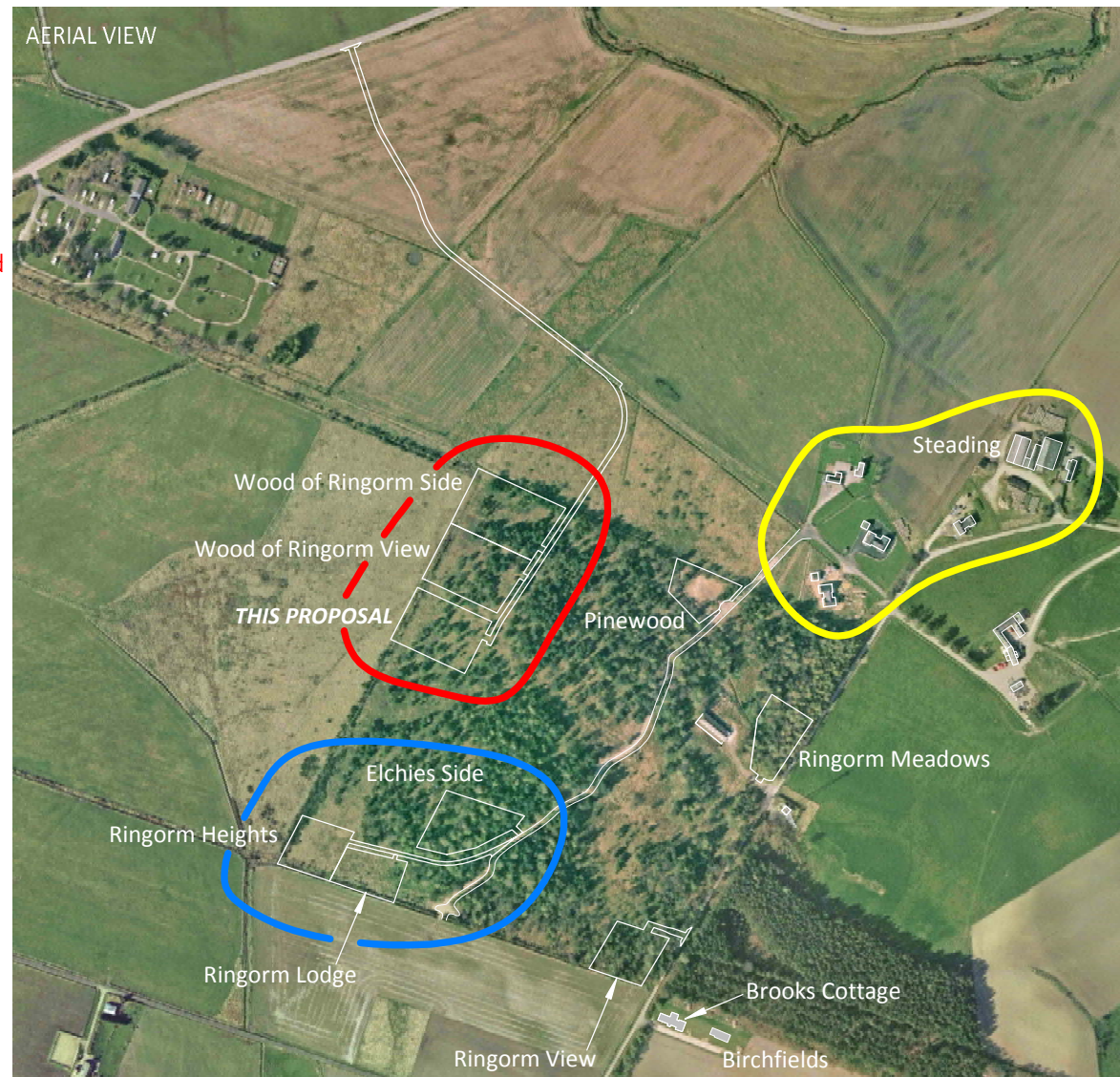
There are a series of specific design requirements within policy H7.

They are all met by the proposal as follows -

a roof pitch of between 40-55 degrees, gable widths of no more than 2.5 times the height from ground to eaves level, uniform finishes, a vertical emphasis to the fenestration, existing planting within the plot and boundaries sympathetic to the area.

• INFRASTRUCTURE AND SERVICING

Access, parking and drainage are all salient factors pertaining to this application and ones which can be easily accommodated.



Reasons for Refusal and our justification

- **MORAY COUNCIL REASONS FOR REFUSAL -**

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

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies H7 and IMP1) and as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' where, because of its siting/location when added to other recently approved sites, the proposal would result in a tight ribbon of new development along the edge of the woodland at the Wood of Ringorm and would add to the cumulative build-up new development at this location which would be detrimental to the rural character of the open countryside surrounding Craigellachie, this area having been identified as one in which there has been a significant growth in housing proposals and where further development, such as this proposal, would detract from the amenity and appearance of existing development and irreversibly alter the character of the countryside in this locality.

- **THE PROPOSAL FITS IN WITH THE EXISTING SETTLEMENT PATTERN AND WOULD BE ACCEPTABLE IN OUR OPINION**

In the above reasons for refusal the council state that "the proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies H7 and IMP1) and as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' where, because of its siting/location when added to other recently approved sites, the proposal would result in a tight ribbon of new development along the edge of the woodland at the Wood of Ringorm".

While it's true that the introduction of this proposal would constitute another unit within the Ringorm area we strongly feel that the proposal is not contrary to the Moray Local Plan and the associated Supplementary Planning Guidance. The house design itself is in accordance with the relevant local plan policies for this type of development (roof pitch, gable widths, material use etc) and while the siting of the proposal would result in the increase of a cluster of two plots to three we cannot see how this would adversely affect the rural dynamic of this area.

The council further state that proposal "would add to the cumulative build-up new development at this location which would be detrimental to the rural character of the open countryside surrounding Craigellachie, this area having been identified as one in which there has been a significant growth in housing proposals and where further development, such as this proposal, would detract from the amenity and appearance of existing development and irreversibly alter the character of the countryside in this locality."

Again, because of its discreet placement and tree lined backdrop / woodland integration we feel the impact of this proposal would be minimal and would not cause any detrimental impact.

This house plot as with all our house plots has been designed to a generous size and we have endeavoured to integrate the proposal within the existing settlement pattern. This design ethos will ensure the finished plot does not form any sense of urbanisation. Evidence of this can be witnessed at our various sites throughout Moray and the Highlands.

Please see aerial view on page 6.

- **ADEQUATE BOUNDARY / BACKDROP / ENCLOSURE PROVISION**

The site will be defined and bounded by at least 50% of existing boundaries which consists of existing post and wire fencing and mature tree growth.

- **DEMAND FOR RURAL DWELLING STOCK - THIS DWELLING WOULD BE A POSITIVE DEVELOPMENT**

Recent experience has informed us that there is a demand for rural housing near to towns in Moray. This proposal would help alleviate the demand and while it is acknowledged the proposal would increase the amount of houses within this area we very much feel that it would not have a detrimental effect.

- **NO TECHNICAL OBJECTIONS FROM STATUTORY CONSULTEES**

There were no objections from any of the statutory consultees to the application therefore no technical issues exist.

Conclusion



We very much hope that we have demonstrated how the proposed dwelling-house is acceptable under the criteria set out in the relevant local plan policies.

There were no technical objections to the proposal from any of the statutory consultees.



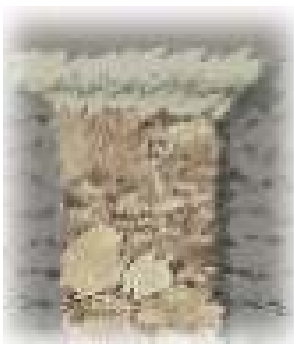
The reasons for refusal suggest that the dwelling-house and garage would lead to a build up of development that would detract from the character of this part of the countryside, however we feel that when the proposal is considered within the overall context of the nearby houses and plots it will integrate well as part of a housing cluster, reflective of the existing rural settlement pattern and that it has been designed into the woodland in such a way as to be discreet and complimentary.

The design of the house meets the specific design requirements of the relevant local plan policy H7. It is also consistent with the criteria for an acceptable scale of house in the area.



From a development feasibility aspect, recent experience has informed us that there is now a high demand and need for rural accommodation, in the Moray area. Indeed, the vast majority of sites we sell are to local people and we feel it is very important to help meet this demand in order to retain skills and jobs in the area. This not only helps the local economy but also has a “knock on” effect in terms of local services, schools, shops and the wider economy as well. Further, in our view what cannot be underestimated after the recent financial downturn is the need for valuable work for local tradesmen and building merchants etc. We feel that there appears to be nothing to prevent the merits of the application allowing it to progress to approval. Should any unforeseen material consideration arise during determination, please advise us accordingly in order that remedial action and an appropriate response may be pursued. We respectfully ask that the appointed LRB panel approves this application.

Stewart Reid MCIAT
Strathdee Properties Ltd.



Strathdee Properties Ltd.
Viewfield Farm,
Craigellachie,
Aberlour,
Moray,
AB38 9QT



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 100017142-001

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 erection of dwelling-house with detached garage

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

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:	Strathdee Properties Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	Viewfield Farm
Last Name: *	Reid	Building Number:	
Telephone Number: *	01340 881784	Address 1 (Street): *	Craigellachie
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	Scotland, UK
		Postcode: *	AB38 9QT
Email Address: *	stewart@strathdeeproperties.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:	
First Name: *	Gavin	Building Number:	
Last Name: *	Strathdee	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
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

844524

Easting

325935

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

4222.00

Please state the measurement type used:

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

Existing Use

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

Undeveloped land

Access and Parking

Are you proposing a new 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? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<div style="border: 1px solid black; padding: 2px 10px;">0</div>
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)? *	<div style="border: 1px solid black; padding: 2px 10px;">5</div>
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).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? * <div style="margin-top: 5px;"> <input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required </div>	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> New/Altered septic tank. <input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets). </div>	
What private arrangements are you proposing for the New/Altered septic tank? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> Discharge to land via soakaway. <input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway). <input type="checkbox"/> Discharge to coastal waters. </div>	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * <div style="border: 1px solid black; padding: 10px; margin-top: 5px; min-height: 100px;"> Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway. Surface water will be taken to an appropriately designed soakaway. </div>	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note:- Please include details of SUDS arrangements on your plans Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	

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

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

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

Assessment of Flood Risk

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

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

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

☐ Yes ☒ No ☐ Don't Know

Trees

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

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

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

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

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

Residential Units Including Conversion

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

☒ Yes ☐ No

How many units do you propose in total? *

1

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

All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

Schedule 3 Development

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

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

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

Do you have any agricultural tenants? * ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? * ☒ Yes ☐ No

Certificate Required

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

Certificate B

Land Ownership Certificate

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

I hereby certify that

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

or –

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

Name:

Address:

Date of Service of Notice: *

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

or –

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

Name:

Address:

Date of Service of Notice: *

Signed: Stewart Reid

On behalf of: Mr Gavin Strathdee

Date: 23/06/2016

☒ 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 principal 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)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

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

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☒ Yes ☐ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

Declare – For Application to Planning Authority

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

Declaration Name: Mr Stewart Reid

Declaration Date: 24/06/2016

Payment Details



Created: 24/06/2016 10:27

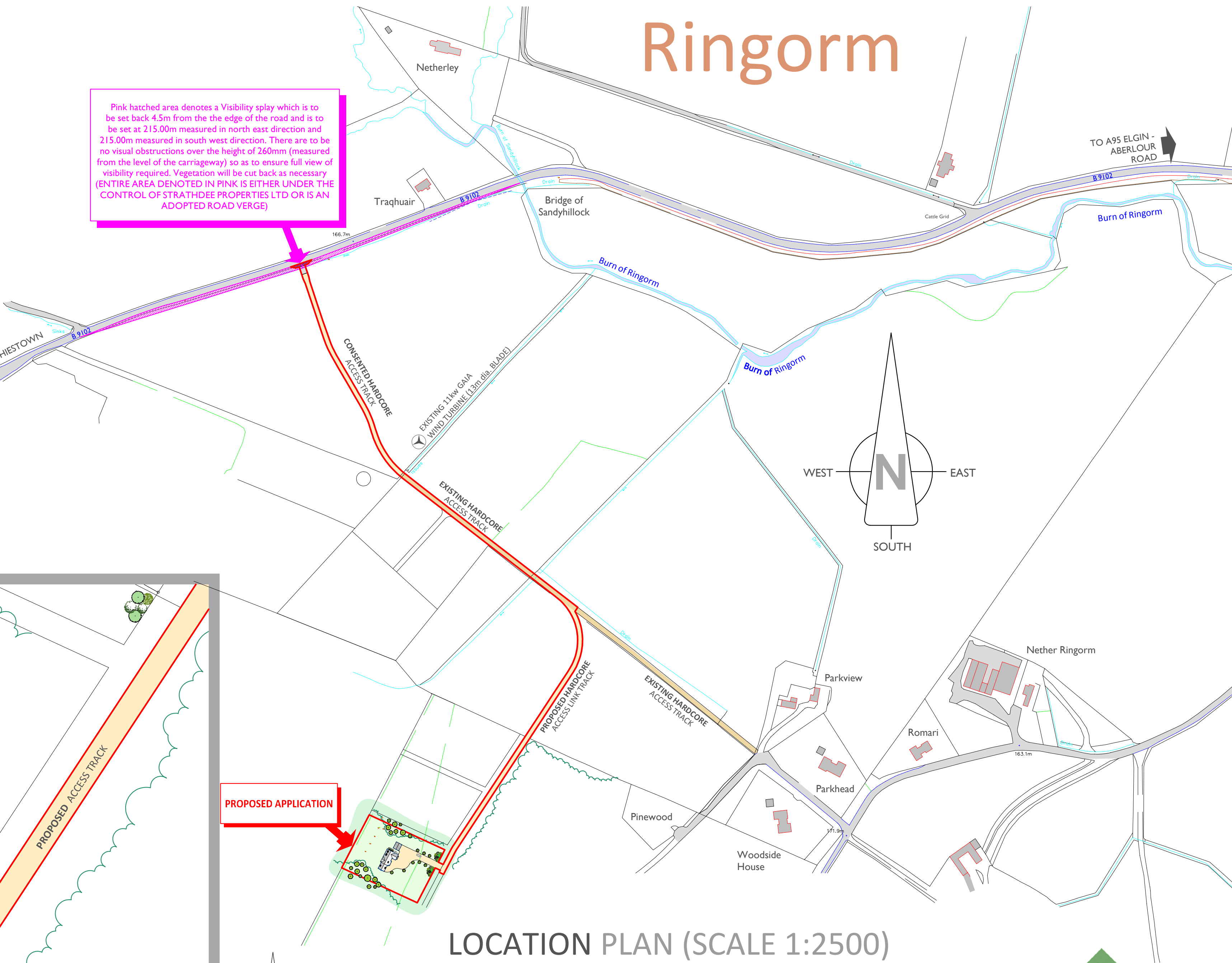
Proposed erection of dwellinghouse with detached garage
At West Ringorm, Elchies, Craigellachie, Moray For Mr Gavin Strathdee

planning drawing - site information



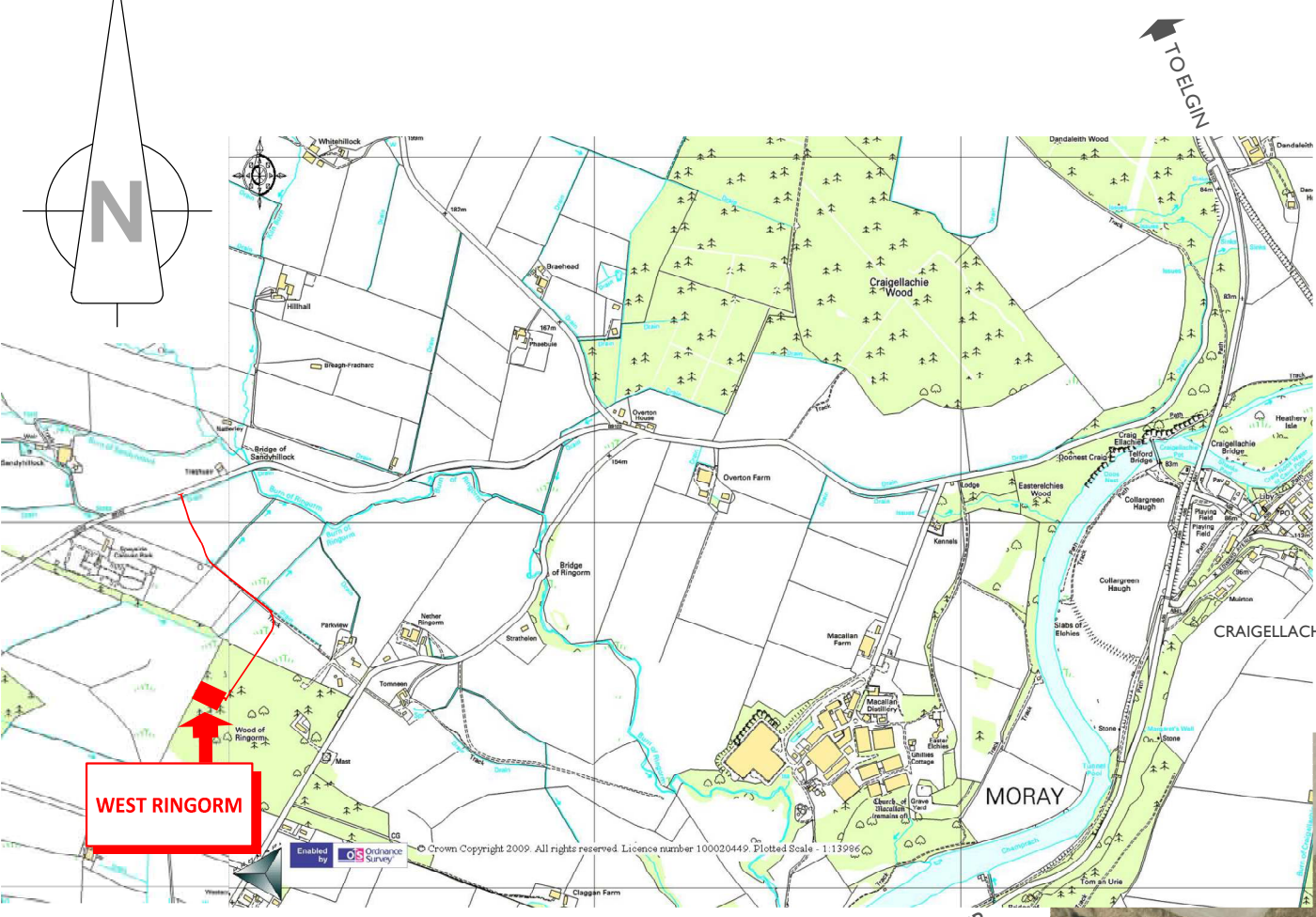
SPECIFICATION
DRAINAGE
Foul water taken to septic tank.
Surface water taken to soakaway
EXTERNAL WALLS
20mm white / cream roughcast.
Natural stone.
Grey timber cladding.
ROOF
Grey, concrete, interlocking roof tiles or natural slate finish.
Profiled sheeting to garage roof
WINDOWS / DOORS
Grey Upvc / timber windows

Pink hatched area denotes a Visibility splay which is to be set back 4.5m from the edge of the road and is to be set at 215.00m measured in north east direction and 215.00m measured in south west direction. There are to be no visual obstructions over the height of 260mm (measured from the level of the carriageway) so as to ensure full view of visibility required. Vegetation will be cut back as necessary (ENTIRE AREA DENOTED IN PINK IS EITHER UNDER THE CONTROL OF STRATHDEE PROPERTIES LTD OR IS AN ADOPTED ROAD VERGE)



PROPOSED APPLICATION

LOCATION PLAN (SCALE 1:2500)

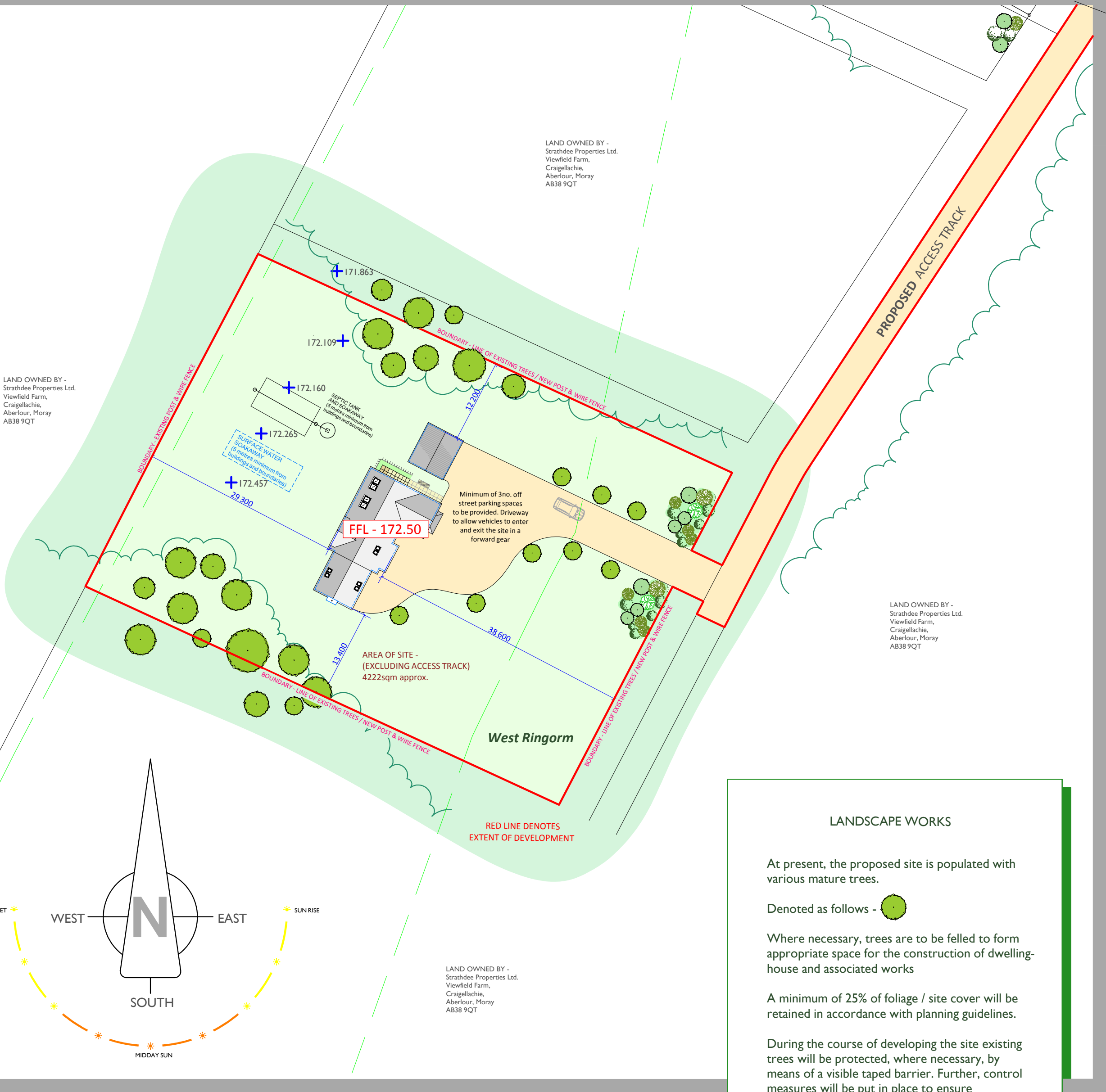


OS LOCATION PLAN (NOT TO SCALE)



WEST RINGORM

Ringorm



SITE PLAN (SCALE 1:500)

LANDSCAPE WORKS

At present, the proposed site is populated with various mature trees.

Denoted as follows -

Where necessary, trees are to be felled to form appropriate space for the construction of dwellinghouse and associated works

A minimum of 25% of foliage / site cover will be retained in accordance with planning guidelines.

During the course of developing the site existing trees will be protected, where necessary, by means of a visible taped barrier. Further, control measures will be put in place to ensure non-contamination of the soil.


Strathdee Properties Ltd.
VIEWFIELD FARM, CRAIGELLACHIE,
ABERLOUR, MORAY, AB38 9QT
T - (01340) 881784
E - info@strathdeeproperties.com



PROJECT
Proposed erection of dwellinghouse
with detached garage At West Ringorm,
Elchies, Craigellachie, Moray
For Mr Gavin Strathdee

DRAWING DESCRIPTION
PLANNING DRAWING - SITE INFORMATION

DRAWING no.
WEST-RINGORM / PLANNING / 01

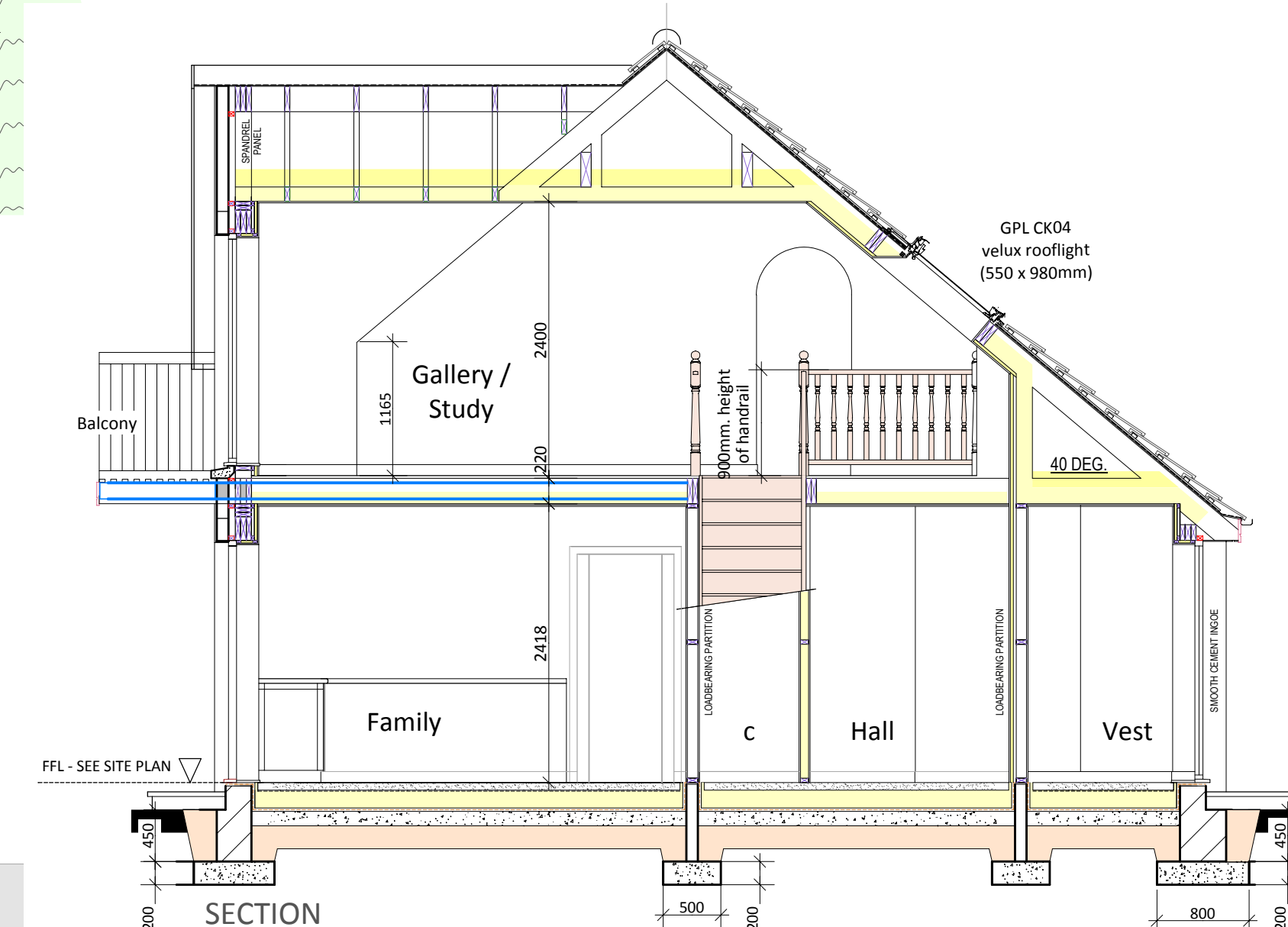
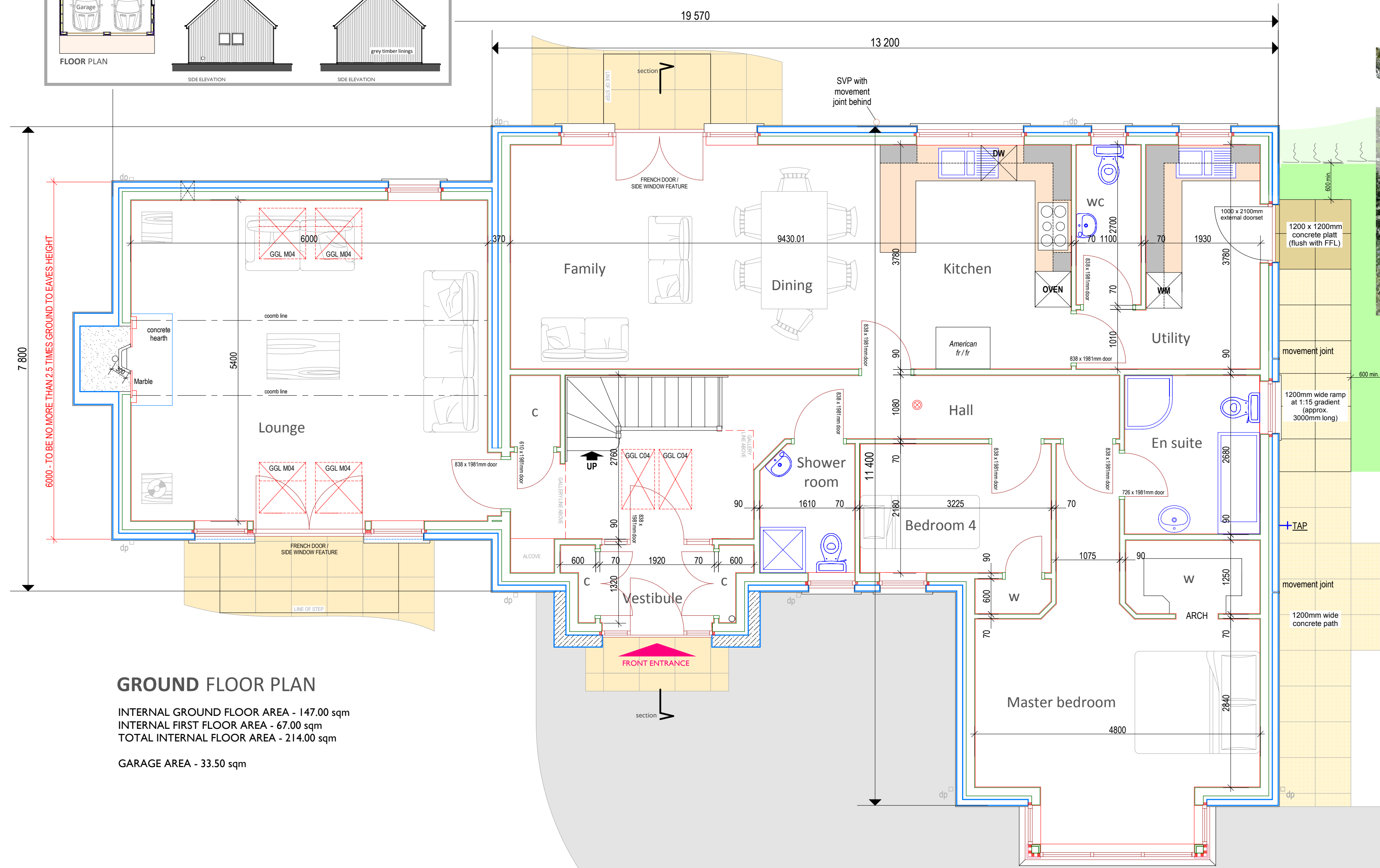
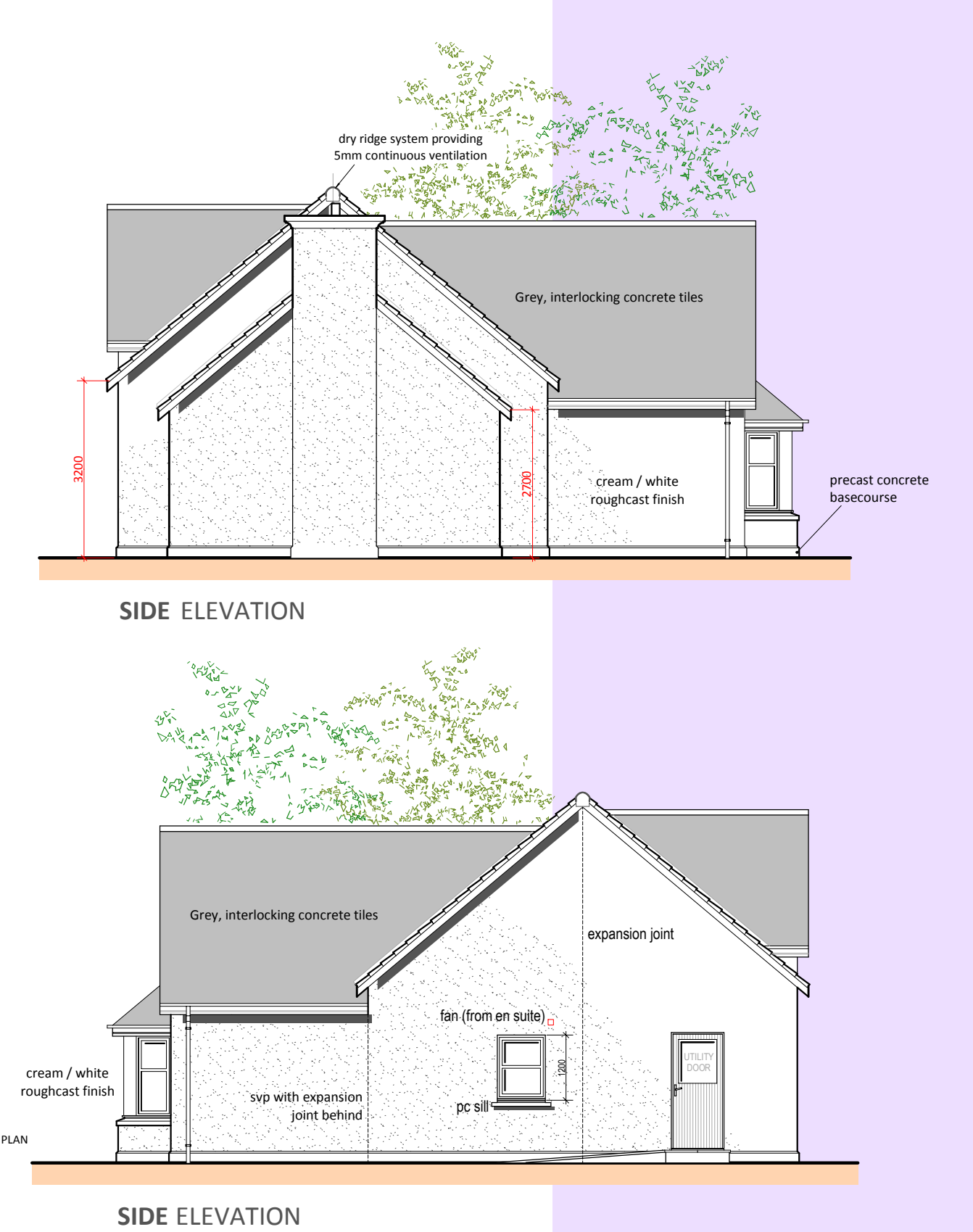
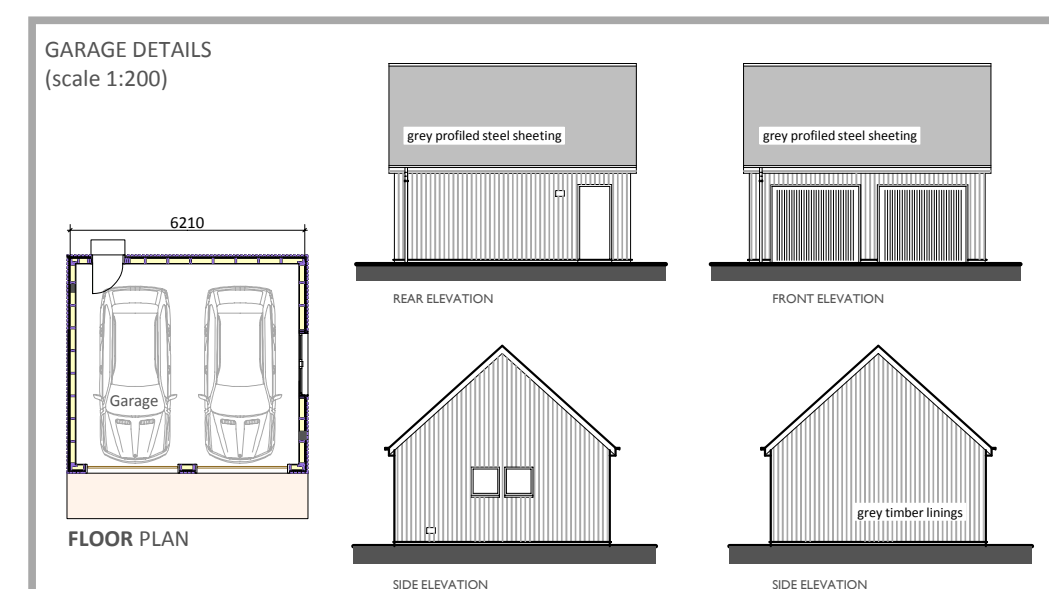
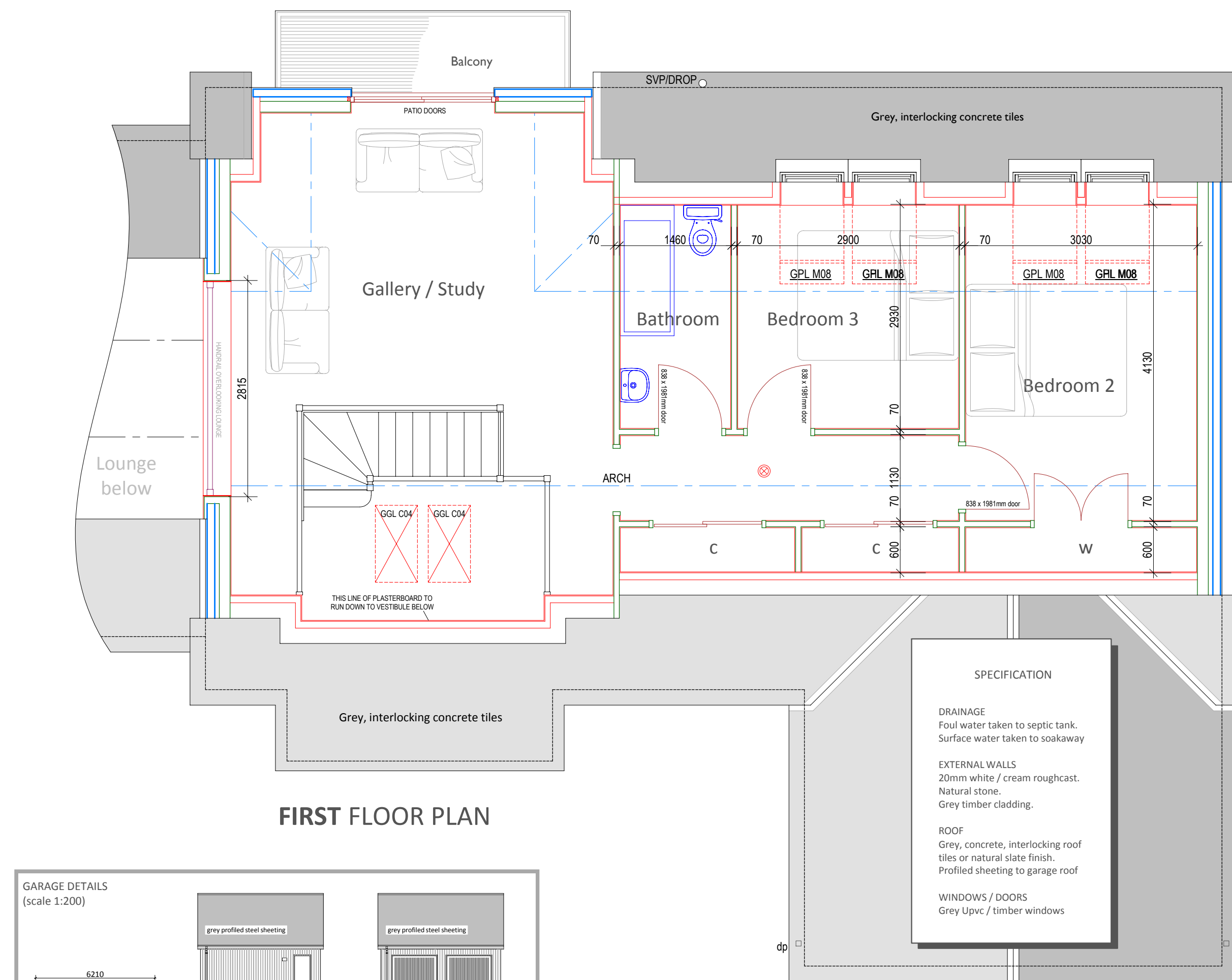
SCALE
1:500 & AS
STATED (A1)

DRAWN BY
S. Reid MCAT
Chartered Architectural Technologist

DATE
JUNE 2016

Proposed erection of dwellinghouse with detached garage
At West Ringorm, Elchies, Craigellachie, Moray For Mr Gavin Strathdee

planning drawing - general arrangement



Strathdee Properties Ltd.

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ABERLOUR, MORAY, AB38 9QT
T - (01340) 881784 F - (01340) 881783



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DRAWING DESCRIPTION
PLANNING DRAWING - GENERAL ARRANGEMENT

DRAWING no.
WEST-RINGORM / PLANNING / 02
DRAWN BY
S.Reid MCIAAT
Chartered Architectural Technologist

SCALE
1:50 / 1:100 (A1)
DATE
JUNE 2016