



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)? * | |
| <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 | |
| As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? * | |
| <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). | |
| What private arrangements are you proposing for the New/Altered septic tank? * | |
| <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. | |
| Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * | |
| Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway. Surface water will be taken to an appropriately designed soakaway. | |
| Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <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 principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☒ Cross sections.

☒ Roof plan.

☐ Master Plan/Framework Plan.

☒ Landscape plan.

☒ Photographs and/or photomontages.

☐ Other.

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

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



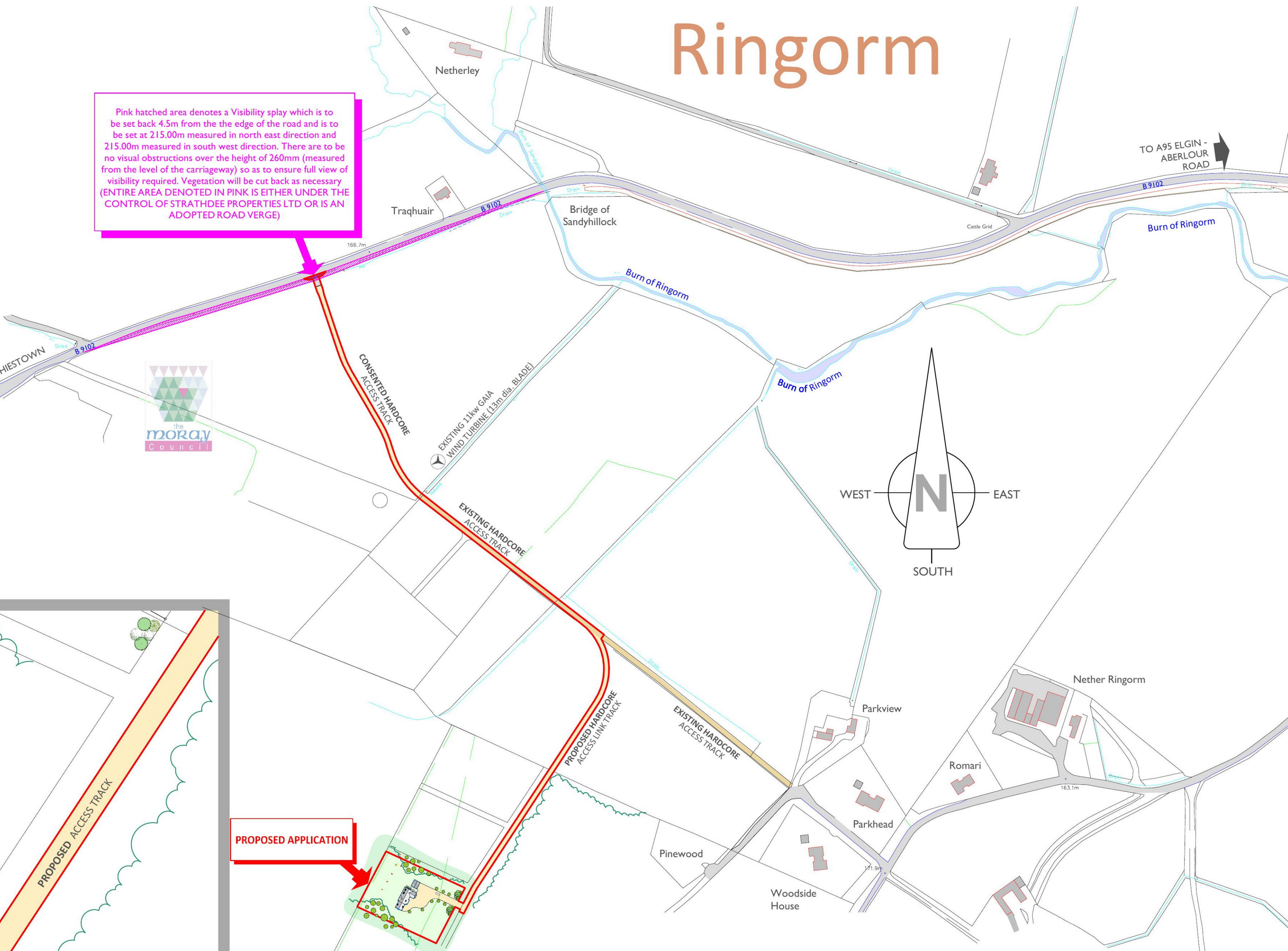
Created: 24/06/2016 10:27

Proposed erection of dwellinghouse with detached garage
At West Ringorm, Elchies, Craigellachie, Moray For Mr Gavin Strathdee
planning drawing - site information



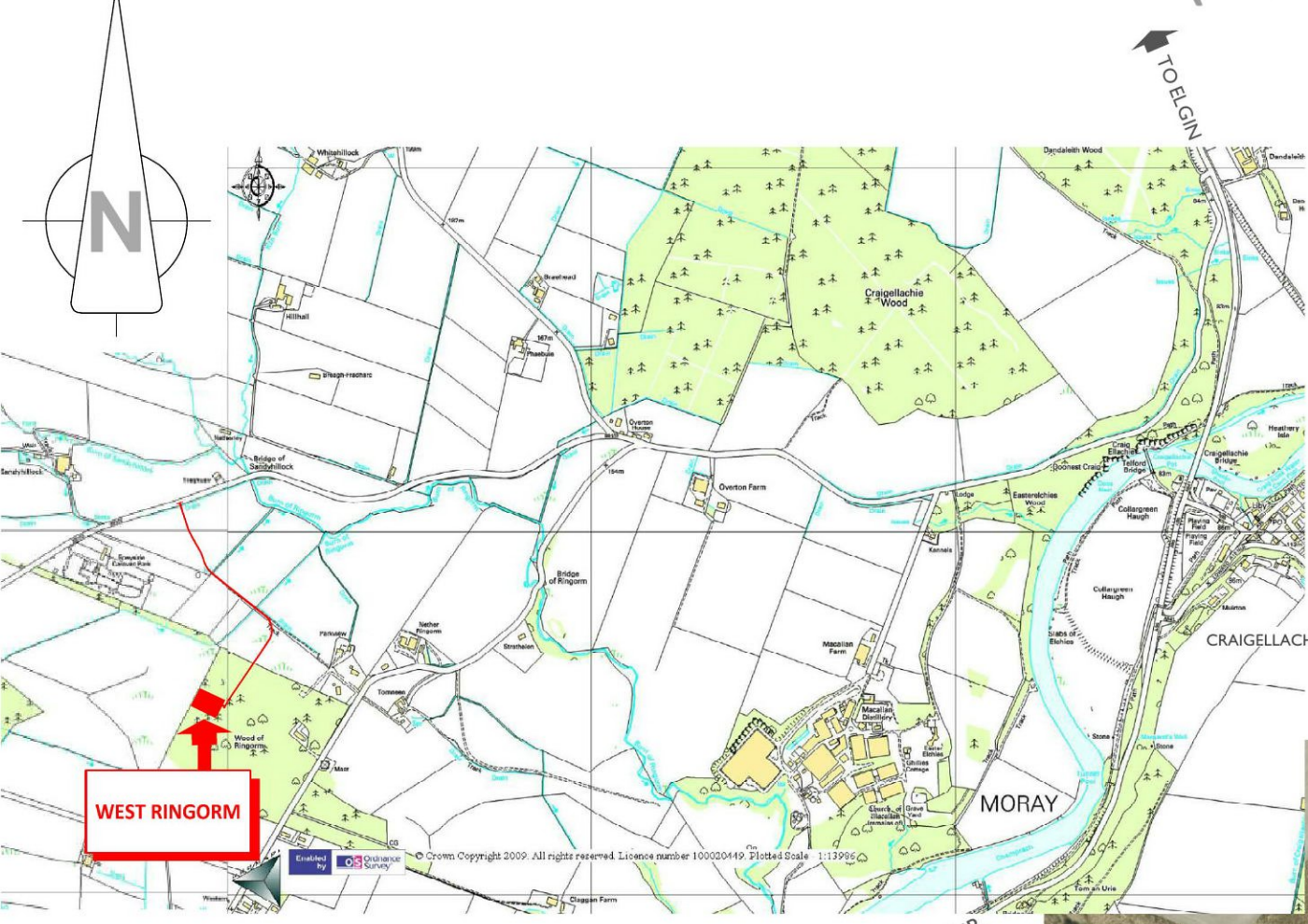
| SPECIFICATION |
|--|
| DRAINAGE |
| Foul water taken to septic tank. |
| Surface water taken to soakaway |
| EXTERNAL WALLS |
| 20mm white / cream roughcast. |
| Natural stone. |
| Grey timber cladding. |
| ROOF |
| Grey, concrete, interlocking roof tiles or natural slate finish. |
| Profiled sheeting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

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

REFUSED
23/08/16

Development Management
Environmental Services
The Moray Council



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

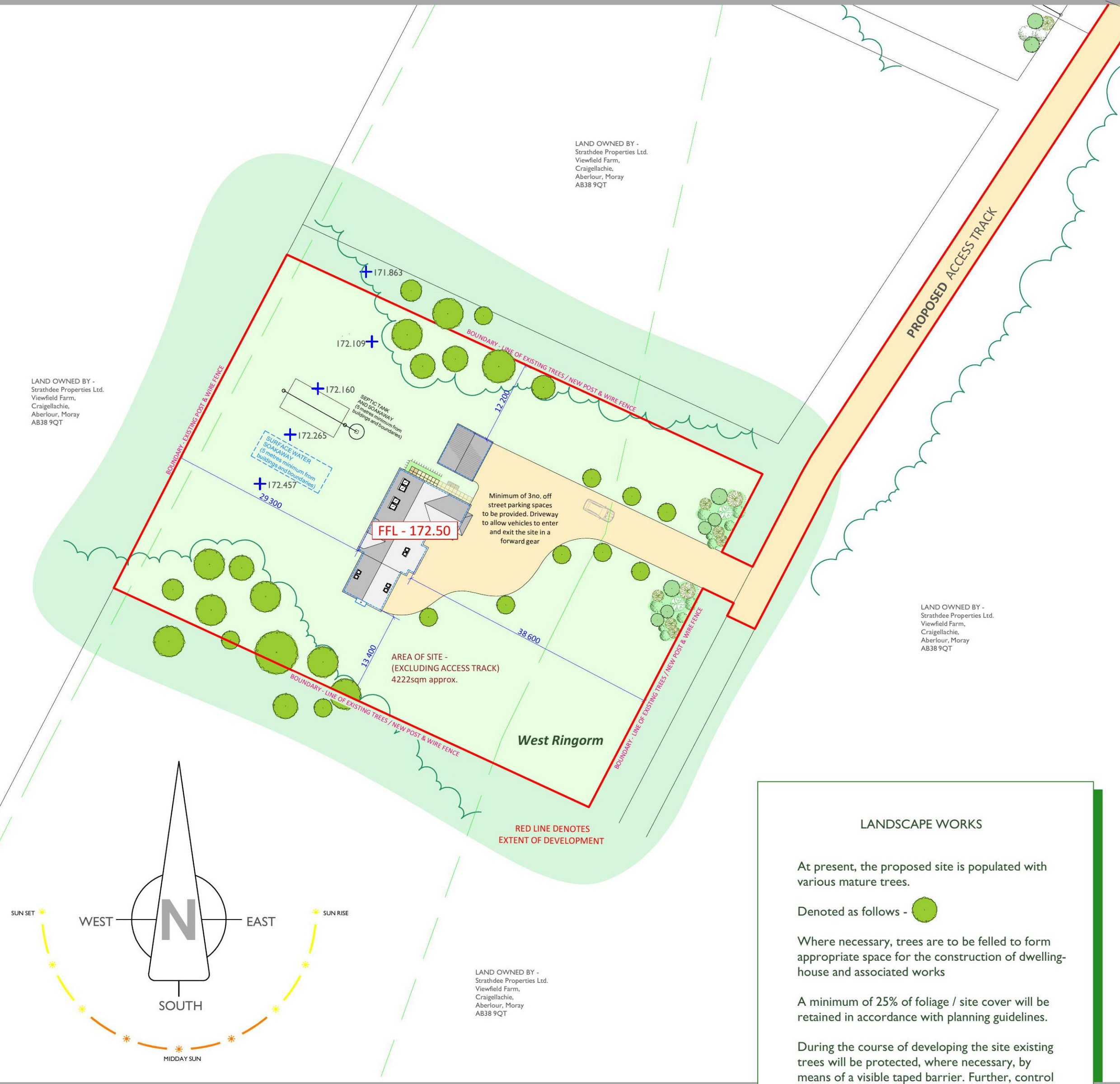
DRAWING no.
WEST-RINGORM / PLANNING / 01

DRAWN BY
S.Reid MCAT
Chartered Architectural Technologist

SCALE
1:500 & AS
STATED (A1)

DATE
JUNE 2016

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 dwelling-house 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.

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

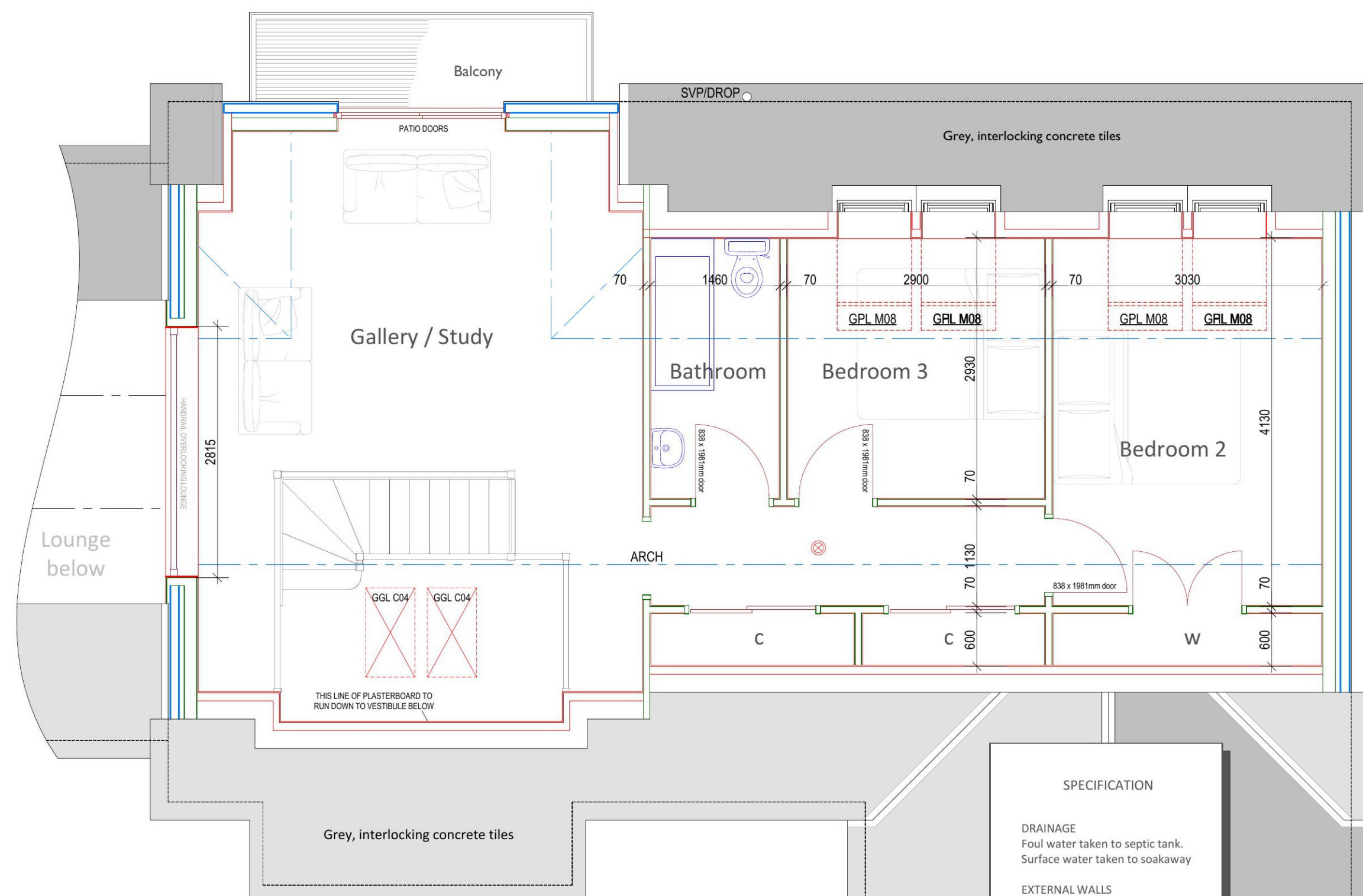
REFUSED

23/08/16

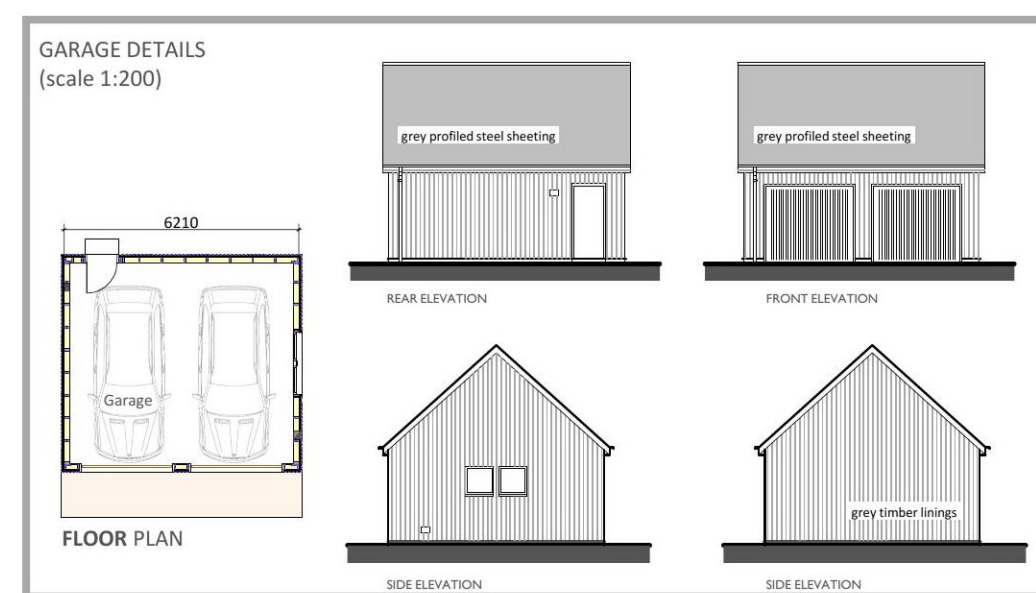
Development Management
Environmental Services
The Moray Council

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

planning drawing - general arrangement



FIRST FLOOR PLAN



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

23/08/16

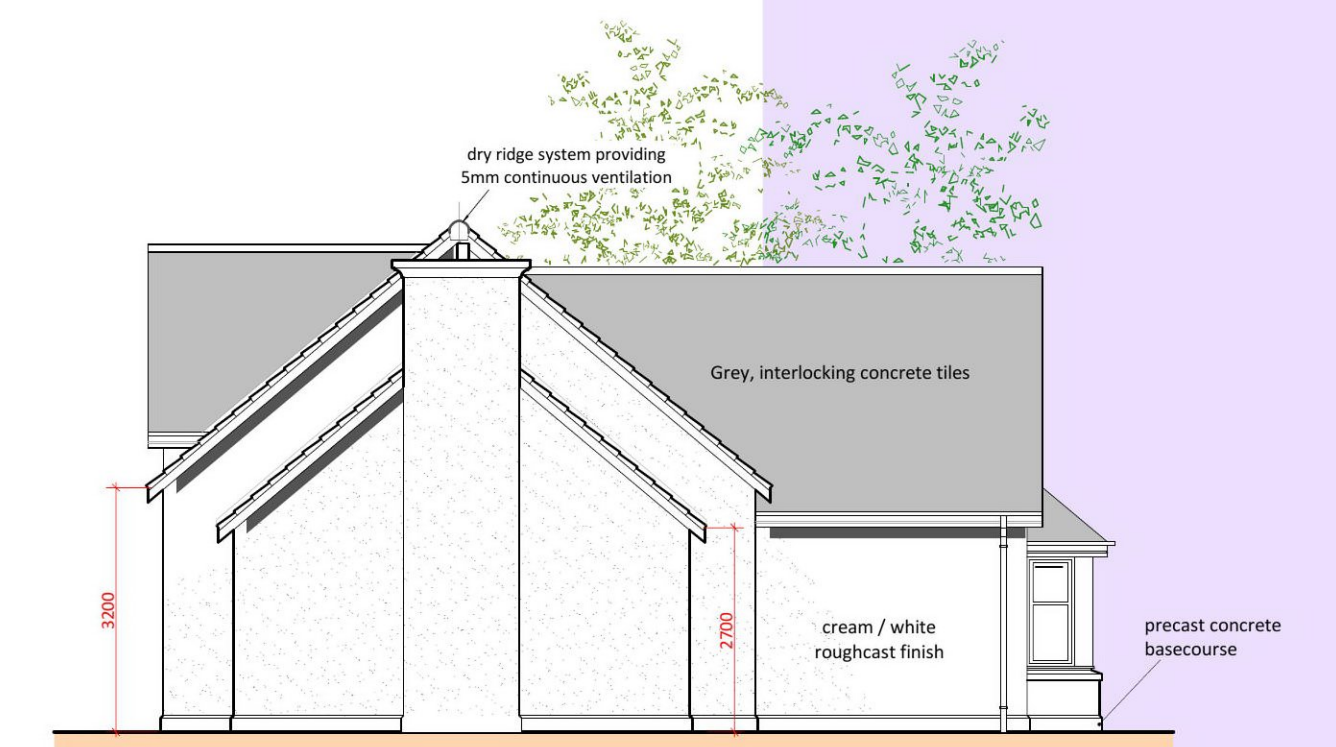
Development Management
Environmental Services
The Moray Council



FRONT ELEVATION



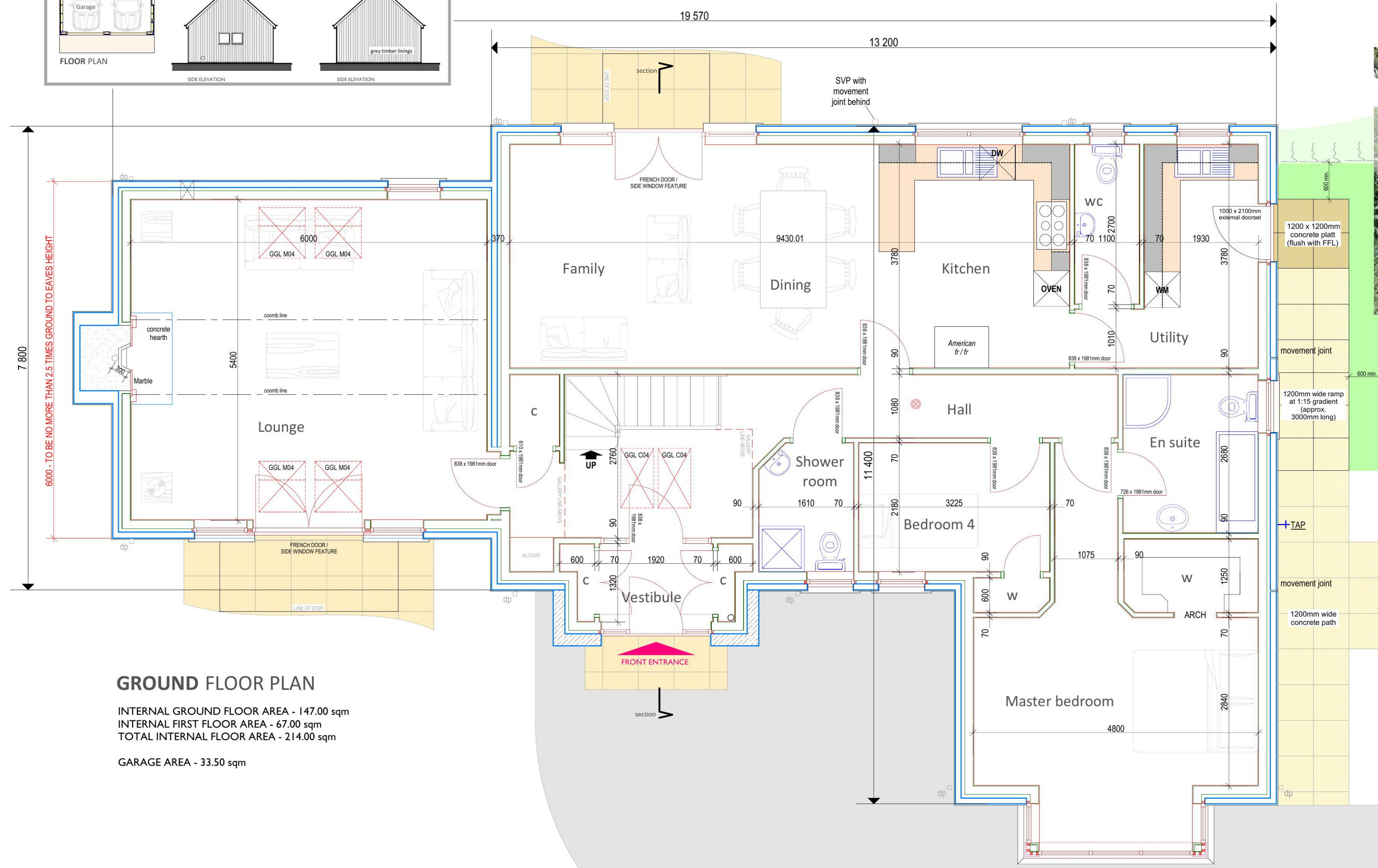
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



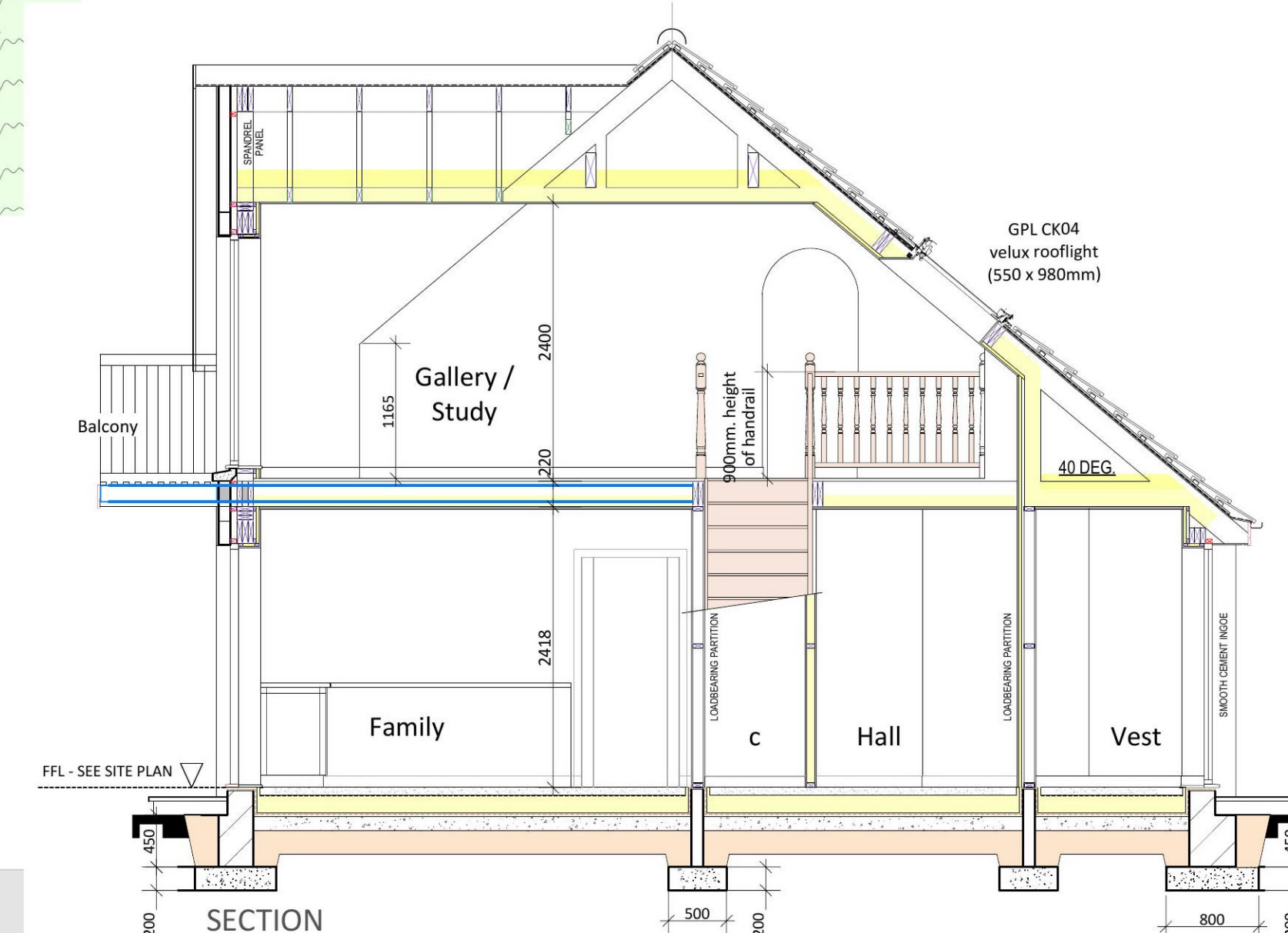
GROUND FLOOR PLAN

INTERNAL GROUND FLOOR AREA - 147.00 sqm
INTERNAL FIRST FLOOR AREA - 67.00 sqm
TOTAL INTERNAL FLOOR AREA - 214.00 sqm

GARAGE AREA - 33.50 sqm



TYPICAL 3D IMAGE OF HOUSE DESIGN



SECTION



Strathdee Properties Ltd.

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



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

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

Consultation Request Notification

| | |
|---|---|
| Planning Authority Name | The Moray Council |
| Response Date | 18th July 2016 |
| Planning Authority Reference | 16/01037/APP |
| Nature of Proposal (Description) | Erect dwellinghouse with detached garage at |
| Site | West Ringorm Elchies Criagellachie Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133069544 |
| Proposal Location Easting | 325949 |
| Proposal Location Northing | 844493 |
| Area of application site (Ha) | 4222 m² |
| Additional Comment | |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O9F22GBGM0Z00 |
| Previous Application | 15/00997/APP 15/00087/APP |
| Date of Consultation | 4th July 2016 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr Gavin Strathdee |
| Applicant Organisation Name | |
| Applicant Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| Agent Name | Strathdee Properties Limited |
| Agent Organisation Name | |
| Agent Address | Viewfield Farm Craigellachie Aberlour Moray AB38 9QT |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Shona Strachan |
| Case Officer Phone number | 01343 563303 |
| Case Officer email address | shona.strachan@moray.gov.uk |
| PA Response To | consultation.planning@moray.gov.uk |

NOTE:

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

comment to make.

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

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Contaminated Land

Planning Application Ref. No: 16/01037/APP

Erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie Moray for Mr Gavin Strathdee

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

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

Reason(s) for objection

Condition(s)

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Adrian Muscutt
email address: adrian.muscutt@moray.gov.uk
Consultee:

Date...20/7/2016.....
Phone No ...01343 563496

| | |
|---------------------------|---|
| 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.

From: Sonia Macdonald
Sent: 14 Jul 2016 15:34:01 +0000
To: DC-General Enquiries
Cc: Developer Obligations
Subject: 16/01037/APP Developer Obligations

Good afternoon,

16/01037/APP Erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie Moray

We have undertaken a Developer Obligations Assessment in relation to the above proposed development and can confirm that no mitigation in the form of Developer Obligations is necessary in this instance. There are no further comments to make on this application.

Moray Councils Transportation Service will advise on roads mitigation matters directly.

Kind regards,

Sonia

Sonia MacDonald | Developer Obligations Officer
Legal and Governance | Business Services | Aberdeenshire Council | C/o Area Office | The Square |
Banchory | AB31 5RW

☎ 01330 825 518
Blackberry: 07766367706
E-mail: sonia.macdonald@aberdeenshire.gov.uk

This e-mail may contain privileged information intended solely for the use of the individual to whom it is addressed. If you have received this e-mail in error, please accept our apologies and notify the sender, deleting the e-mail afterwards. Any views or opinions presented are solely those of the e-mail's author and do not necessarily represent those of Aberdeenshire Council.
www.aberdeenshire.gov.uk

Consultation Request Notification

| | |
|---|---|
| Planning Authority Name | The Moray Council |
| Response Date | 18th July 2016 |
| Planning Authority Reference | 16/01037/APP |
| Nature of Proposal (Description) | Erect dwellinghouse with detached garage at |
| Site | West Ringorm Elchies Criagellachie Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133069544 |
| Proposal Location Easting | 325949 |
| Proposal Location Northing | 844493 |
| Area of application site (Ha) | 4222 m² |
| Additional Comment | |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O9F22GBGM0Z00 |
| Previous Application | 15/00997/APP 15/00087/APP |
| Date of Consultation | 4th July 2016 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr Gavin Strathdee |
| Applicant Organisation Name | |
| Applicant Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| Agent Name | Strathdee Properties Limited |
| Agent Organisation Name | |
| Agent Address | Viewfield Farm Craigellachie Aberlour Moray AB38 9QT |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Shona Strachan |
| Case Officer Phone number | 01343 563303 |
| Case Officer email address | shona.strachan@moray.gov.uk |
| PA Response To | consultation.planning@moray.gov.uk |

NOTE:

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

comment to make.

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

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 16/01037/APP

Erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie Moray for Mr Gavin Strathdee

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

Please

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

Reason(s) for objection

Condition(s)

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Douglas Caldwell
email address:
Consultee:

Date: 6 July 2016
Phone No

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

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

MORAY COUNCIL
PLANNING CONSULTATION RESPONSE

From: The Moray Council, Flood Risk Management

Planning Application Ref. No: 16/01037/APP

Erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie Moray for Mr Gavin Strathdee

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

- | | Please
x |
|---|-------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | <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"/> |

Reason(s) for objection

Conditions(s)

Further comments(s) to be passed to applicant

Further information required to consider the application

| | | | |
|----------------|----------------------------|----------|---------------|
| Contact: | Graham Dunlop | Date | 08 July 2016 |
| email address: | graham.dunlop@moray.gov.uk | Phone No | 01343 563 773 |

Consultee: The Moray Council, Flood Risk Management

Consultation Request Notification

| | |
|---|---|
| Planning Authority Name | The Moray Council |
| Response Date | 18th July 2016 |
| Planning Authority Reference | 16/01037/APP |
| Nature of Proposal (Description) | Erect dwellinghouse with detached garage at |
| Site | West Ringorm Elchies Criagellachie Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133069544 |
| Proposal Location Easting | 325949 |
| Proposal Location Northing | 844493 |
| Area of application site (Ha) | 4222 m² |
| Additional Comment | |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O9F22GBGM0Z00 |
| Previous Application | 15/00997/APP 15/00087/APP |
| Date of Consultation | 4th July 2016 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr Gavin Strathdee |
| Applicant Organisation Name | |
| Applicant Address | [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] |
| Agent Name | Strathdee Properties Limited |
| Agent Organisation Name | |
| Agent Address | Viewfield Farm Craigellachie Aberlour Moray AB38 9QT |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Shona Strachan |
| Case Officer Phone number | 01343 563303 |
| Case Officer email address | shona.strachan@moray.gov.uk |
| PA Response To | consultation.planning@moray.gov.uk |

NOTE:

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

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

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 16/01037/APP

Erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie Moray for Mr Gavin Strathdee

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

Please

- | | | |
|-----|---|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input 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 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 4.5 metres by 215 metres in both directions showing boundary fences set back to a position behind the required visibility splay, and a schedule of maintenance for the splay area shall be submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
- ii) the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
- iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.26 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.

2. The width of the vehicular access shall be 5.5m for the first 15 metres measured from the edge of the carriageway and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 15m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.

3. An access lay-by 12.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road to allow visiting service vehicles to park clear of the public road. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance with The Moray Council specification and surfaced with bituminous macadam.

4. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.
5. Any existing ditch, watercourse or drain under the site access shall be piped using a suitable diameter of pipe, agreed with the Roads Maintenance Manager (300mm minimum). The pipe shall be laid to a self-cleansing gradient and connected to an outfall.
6. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

REASONS

1. To enable drivers of vehicles entering or exiting the site to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road.
2. To enable acceptable vehicular access to the development in the interests of road safety.
3. To enable acceptable vehicular access to the development in the interests of road safety.
4. To ensure the safety and free flow of traffic on the public road and access to the site by minimising the road safety impact from extraneous material and surface water in the vicinity of the new access.
5. To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.
6. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development.

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 permission to modify the existing public road, in accordance with Section 48 of the Roads (Scotland) Act. The applicant will be required to provide technical information, including drawings and drainage calculations, a programme for the proposed works. Advice on the application process can be obtained by emailing 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

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

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

No building materials/scaffolding/builder's skip shall obstruct the public road (including

footpaths) without permission from the Roads Authority.

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

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

The formation of the required visibility splay will involve the setting back of boundary fences.

Contact: DA
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 13 July 2016

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

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

REPORT OF HANDLING

| | | | |
|--------------------------------------|--|-------------------------|----------------|
| Ref No: | 16/01037/APP | Officer: | Shona Strachan |
| Proposal Description/ Address | Erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie Moray | | |
| Date: | 23/08/16 | Typist Initials: | FJA |

RECOMMENDATION

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

CONSULTATIONS

| Consultee | Date Returned | Summary of Response |
|------------------------------|----------------------|---|
| Environmental Health Manager | 06/07/16 | No objection |
| Contaminated Land | 21/07/16 | No objection |
| Transportation Manager | 14/07/16 | No objection subject to conditions and informatives |
| Scottish Water | | No response at time of report |
| Moray Flood Risk Management | 08/07/16 | No objections |
| Developer Obligations Unit | 14/07/16 | None sought |

DEVELOPMENT PLAN POLICY

| Policies | Dep | Any Comments (or refer to Observations below) |
|--|------------|--|
| PP1: Sustainable Economic Growth | | |
| PP3: Placemaking | | |
| H7: New Housing in the Open Countryside | Y | The proposal was advertised as a departure against this policy and in this instance it is concluded that the proposal is an unacceptable departure and is therefore recommended for refusal. |
| EP5: Sustainable Urban Drainage Systems | | |
| EP7: Control of Develop in FloodRiskArea | | |
| EP9: Contaminated Land | | |
| EP10: Foul Drainage | | |
| T2: Provision of Access | | |

| | | |
|-------------------------------|---|--|
| T5: Parking Standards | | |
| IMP1: Developer Requirements | Y | The proposal was advertised as a departure against this policy and in this instance it is concluded that the proposal is an unacceptable departure and is therefore recommended for refusal. |
| E4: Trees and Development | | |
| ER2: Development in Woodlands | | |
| IMP3: Developer Obligations | | |

| REPRESENTATIONS | | |
|---|--|----|
| Representations Received | | NO |
| Total number of representations received | | |
| Names/Addresses of parties submitting representations | | |
| Summary and Assessment of main issues raised by representations | | |
| Issue: | | |
| Comments (PO): | | |

OBSERVATIONS – ASSESSMENT OF PROPOSAL

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

Proposal

Planning permission is sought to erect dwellinghouse with detached garage at West Ringorm Elchies Criagellachie.

The proposed dwelling is a four bedroom house which has a predominately 1 ½ storey design and incorporates a single storey element which will accommodate a lounge. The design also includes a porch feature on the front elevation and a balcony on the rear elevation. The material finishes include white/cream render for the walls with natural stone for the porch, timber windows and grey uPVC doors. The roof will have grey slate/slate effect roof tiles. The detached garage will have grey timber wall linings and a grey profiled metal roof. The proposed drainage and water supply arrangements include an on-site private septic tank (with discharge to land via a soakaway) and a surface water soakaway, and a connection to the public water supply.

A new access will be formed from the B9012 to serve the development, this access will also serve the two consented sites which immediately to the north of the site i.e. the neighbouring site references are: 15/00997/APP and 15/00087/APP.

Site Characteristics

The site covers an area of 4222.00 sq m and is located in a forest planation known as the 'Wood of Ringorm'. The site itself is undefined and lies within the north western edge of the forest planation. In terms of the surrounding land uses, there are two consented house sites which lie immediately to the north of the site, with 15/00997/APP (approved on 24 July 2015) lying immediately adjacent to the site and 15/00087/APP (approved on 9 March 2015) lying beyond. The remainder of the forest lies to

the south and east of the site with a number of new/recently approved planning consents/houses located with the forest to the south and east of the site (as identified below).

The site will be visible when viewed from the public road which lies to the west of the site beyond a field.

There are a number of new/recently approved planning consents/houses located with the 'Wood of Ringorm' and these include:

- 15/00997/APP, Wood of Ringorm View, to the north of the site, approved on 27 July 201
- 15/00087/APP, Wood of Ringorm Side, to the north of the site, approved on 9 March 20
- 14/01588/APP, Elchies Side, to the south of the site, approved on 30 September 2015
- 14/00768/APP, Ringorm Meadows, to the east of the site, approved on 18 June 2014
- 13/02322/APP Ringorm View, to the south east of the site, approved on 1 April 2014
- 13/01681/APP, Pinewood, to the north east of the site, approved on 5 November 13
- 10/01553/APP Ringorm Lodge, to the south of the site, approved 17 February 2011
- 10/01221/APP, Ringorm Heights, to the south of the site, approved 31 August 2010

For information, these properties are identified on a supporting plan which accompanies this report and recommendation.

Policy Assessment

Siting and Impact on the Rural Character of the Surrounding Area (H7, IMP1 + supplementary planning guidance: Housing in the Countryside)

Policy H7 contains the location/siting and design criteria for assessing the acceptability of applications for new build houses in the open countryside. In terms of location/siting, this policy requires proposals to reflect the existing traditional pattern of settlement in the locality, be sensitively integrated and not obtrusive in the landscape, not detract from the character or setting of existing development, and not to contribute to a build-up of development that detracts from the rural character of the area. The development plan notes that 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. Policy H7 also requires that at least 50% of the boundaries are long established and capable of distinguishing the site from the surrounding landscape. Thereafter, the policy requires any development to be acceptable in design terms including requirements for landscape planting to be provided within the site.

With specific reference to the issue of inappropriate ribbon development, further advice is provided in the Council's associated Supplementary Planning Guidance on Housing in the Countryside (SPG), advising that: "ribbon development will not be acceptable where it results in an accumulation of houses along a road or landscape feature" (page 16). The (SPG) also provides further guidance on the matter of build-up, advising: "A proposal that contributes to a build-up of development that is considered to undermine the rural character of the locality will not be acceptable". From the SPG (page 14) it is noted that the countryside around Craigellachie is identified as an area that has been subject to significant build-up of housing and which is considered to have reached a level where further development could irreversibly alter the character of the area. This impact upon the distinctive character and rural qualities and appearance of the area may result from both the provision of housing in corner of fields and within woodland areas, with the latter being the case here.

Policy IMP1 seeks compatibility in terms of scale, density and character, requiring new development to integrate into the surrounding landscape and be sensitively sited, designed and serviced appropriate to the amenity and character of the area.

The prevailing rural housing pattern at this locality is characterised by single houses, pairs of houses or loose informal clusters of houses dispersed in the landscape. In this instance, the site lies adjacent to and will be viewed in conjunction with the consented house sites immediately to the north of the site (i.e. 15/00997/APP and 15/00087/APP) and would give rise to an additional house at this location resulting in a tight ribbon of new development along the edge of the woodland. This accumulation of houses set out in a tight linear pattern is uncharacteristic of the rural housing pattern in this location and is therefore contrary to policy in these terms.

Furthermore, and as noted previously, beyond the consented sites to the north, there are a number of other new or recently approved houses/sites located with the forest to the south and east of the site (as identified by the supporting map). As a result of this uncharacteristic build-up and concentration of new development at this location together with the resultant ribbon/liner form of development, the proposal would be detrimental to and undermine the character of the surrounding countryside. Therefore, in these terms, the proposed development constitutes an inappropriately located site and is unacceptable in relation to the location/siting criteria of H7 and IMP1, and the associated guidance.

Following consideration, the proposal could potentially satisfy the rural house design requirements of Policy H7, subject to conditions where required. However, this does not over-ride the main policy objections concerning the unacceptable location/siting characteristics and build-up of this development in this locality.

Landscaping and Impact on Trees (H7, E4 and ER2)

Policy E4 and ER2 outline that the removal of the woodland to accommodate the development should only be permitted where the loss of the woodland would not result in an unacceptable adverse effects on the amenity, landscape, biodiversity, economic or recreational value of the woodland as a whole. Where the loss of the woodland is considered acceptable in the above terms, any loss of woodland should be compensated for by replacement planting elsewhere. In this instance, the proposal would involve the removal of pine trees from a standard forest plantation and whilst the loss of trees is regrettable, the plantation itself has a relatively limited level of amenity, landscape, biodiversity and recreational value, and, subject to the planting of an equivalent area of compensatory planting the removal of trees from the site could be appropriately offset. It should also be noted that the applicant has agreed that an equivalent area of compensatory planting would be provided.

In terms of detailed planting specifications some but not all of the required information for landscaping of the site are indicated on the submitted plans. Both the compensatory planting and detailed landscaping plan could be addressed by condition but they would not over-ride the objection to the development based on the resultant build-up of development in this locality. Notwithstanding local and national policy the impact of a single house and subsequent loss of trees coupled with compensatory planting and on-site landscaping is not considered to prejudice the requirements of policy H7 and policy ER2.

Water and Drainage (EP5 and EP10)

Scottish Water was consulted, although at the time of assessment no response has been received. The proposed connection arrangements to the public water supply will also require separate liaison between the applicant and Scottish Water directly.

The acceptability of the proposed arrangements for foul and surface water drainage, to include a private septic tank with soakaway and separate surface water soakaway arrangements will be determined as part of Building Standards requirements but generally these proposals are in line with policy EP10 and EP5.

Access and Parking (T2 and T5)

The Transportation Service has raised no objection to the proposal subject to conditions covering provision of a satisfactory access to the dwelling including the provision of a lay-by, parking facilities and road drainage. Therefore, the proposal complies with Policies T2 and T5.

Conclusion

The application is considered to result in an unacceptable form of development which does not comply with the provisions of the development plan and is therefore recommended for refusal.

Recommendation

Refuse

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

| Reference No. | Description | | | |
|---------------|--|-----------|-------------------------|----------|
| 15/00997/APP | Erect dwellinghouse with detached garage at Wood Of Ringorm View Elchies Craigellachie Moray | | | |
| | Decision | Permitted | Date Of Decision | 24/07/15 |
| 15/00087/APP | Erect dwellinghouse with detached garage Wood Of Ringorm Side Elchies Craigellachie Moray | | | |
| | Decision | Permitted | Date Of Decision | 09/03/15 |

ADVERT

| | | | |
|-------------------------|---|-----------------------|--|
| Advert Fee paid? | No | | |
| Local Newspaper | Reason for Advert | Date of expiry | |
| Northern Scot | No Premises Departure from development plan | 04/08/16 | |
| PINS | No Premises Departure from development plan | 04/08/16 | |

DEVELOPER CONTRIBUTIONS (PGU)

| | |
|---------------|--------------------|
| Status | NONE SOUGHT |
|---------------|--------------------|

DOCUMENTS, ASSESSMENTS etc. *

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

| | | |
|--|--|----|
| Supporting information submitted with application? | | NO |
|--|--|----|

Summary of main issues raised in each statement/assessment/report

Document Name:

Main Issues:

S.75 AGREEMENT

| | | |
|---------------------------------------|--|----|
| Application subject to S.75 Agreement | | NO |
|---------------------------------------|--|----|

Summary of terms of agreement:

Location where terms or summary of terms can be inspected:

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)

| | | | |
|------------|-----------------|--|----|
| Section 30 | Relating to EIA | | NO |
|------------|-----------------|--|----|

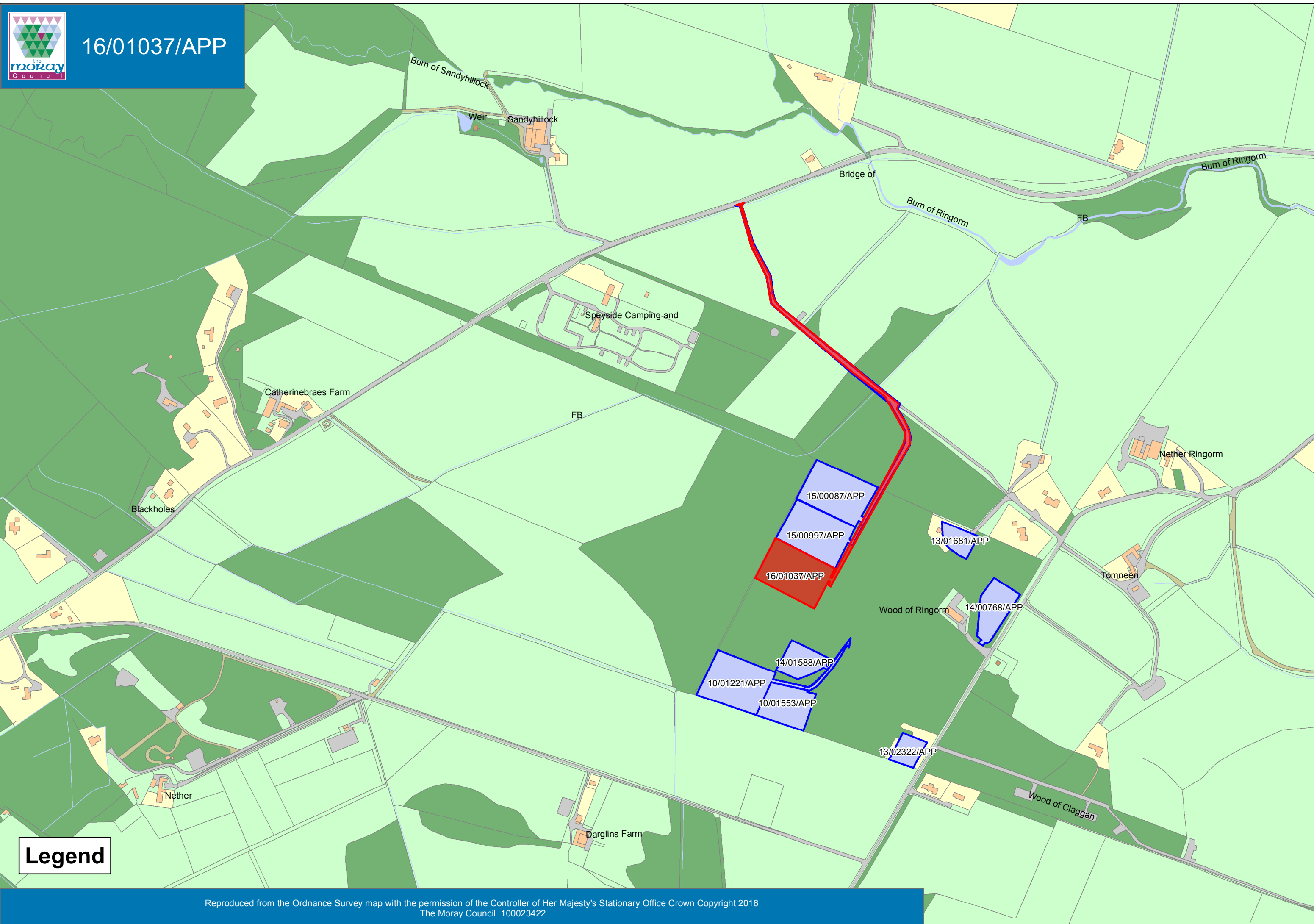
| | | | |
|------------|---|--|----|
| Section 31 | Requiring planning authority to provide information and restrict grant of planning permission | | NO |
|------------|---|--|----|

| | | | |
|------------|--|--|----|
| Section 32 | Requiring planning authority to consider the imposition of planning conditions | | NO |
|------------|--|--|----|

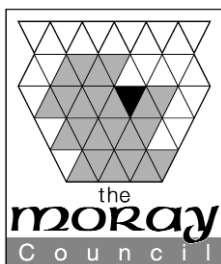
Summary of Direction(s)



16/01037/APP



Legend



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

REFUSAL OF PLANNING PERMISSION

**[Speyside Glenlivet]
Application for Planning Permission**

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

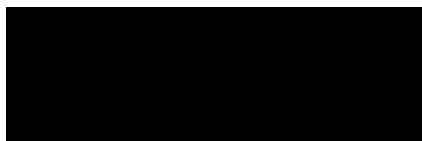
With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect dwellinghouse with detached garage at West Ringorm Elchies
Criagellachie Moray**

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

Date of Notice: **23 August 2016**

Pp



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 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.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

| Reference | Version | Title |
|--------------------------|---------|----------------------------|
| WEST-RINGORM/PLANNING/01 | | Site and location plan |
| WEST-RINGORM/PLANNING/02 | | Elevations and floor plans |
| WEST-RINGORM/PLANNING/LP | | Location plan - NTS |

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

N/A

**NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scot/eplanningClient

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.