



HHL Scotland

Chartered Town Planning &
Building Consultants

6 Cameron Crescent
Nairn
IV12 5DY

Tel. 01667 451334
Mob. 07743 221617
Email. admin@hhlscotland.co.uk
Web. hhlscotland.co.uk

LOCAL REVIEW BODY STATEMENT OF CASE TO SUPPORT

NEW HOUSE & GARAGE ON SITE EAST OF WESTBANK FARMHOUSE ROSIESLE MORAY

APPELLANT.

MRS SANDRA DUNCAN

COUNCIL PLANNING REF.

17/00358/APP

DATE.

18 JULY 2017

HHL SCOTLAND REF.

17046



HHL Scotland

Chartered Town Planning &
Building Consultants

6 Cameron Crescent
Nairn
IV12 5DY

Tel. 01667 451334
Mob. 07743 221617
Email. admin@hhlscotland.co.uk
Web. hhlscotland.co.uk

CONTENTS

1.0	INTRODUCTION	PAGE 3
	BACKGROUND	PAGE 3
	PROPOSED DEVELOPMENT	PAGE 3
	CONSULTATIONS	PAGE 4
2.0	THE APPLICATION SITE & SURROUNDING AREA	PAGE 5
3.0	PLANNING CONSIDERATION	PAGE 6
4.0	CONCLUSION	PAGE 10

APPENDIX

APPENDIX 1	COUNCIL DECISION NOTICE
APPENDIX 2	REPORT OF HANDLING
APPENDIX 3	SUBMITTED DRAWING
APPENDIX 4	OVERVIEW DRAWING



1.0 INTRODUCTION

Background

- 1.1 This Local Review Statement of Case has been prepared by HHL Scotland Chartered Town Planning & Building Consultants to support a recently refused detailed Planning Application, proposing the
- 1.2 The planning application was validated on 10th March 2017 and was refused on 5th May 2017 under delegated powers (Decision Notice – Document 1). This Review has been prepared and lodged within the statutory 3months period from the date of the decision notice.
- 1.3 The application was refused based on the allegation that the proposal would result in a cumulative build-up of properties around this locale; after due consideration, the appellant has decided to seek a Review of the decision by the Council Review Body. The following Statement of Case and attached appendix constitutes the appellants submission.

Proposed Development

- 1.4 This 'Planning Permission in principle' application seeks to erect a 'H-shaped' house and detached garage on a roughly rectangular shaped site of approximately 1850sq.m. The indicative plans demonstrate that the house would front the C254 Rosielse to Duffus Public Roadway from which access would be taken.
- 1.5 As the application is in 'principle', no details of the house floor levels are included as part of the submission. Nevertheless, given the site is relatively flat at the proposed house location and sits roughly on the same level of the public road, the appellant envisages that the floor level would be on a similar level. Thereby avoiding the need to create an artificial site area, or the need to build up the site.



- 1.6 The garage is shown at the back of the plot with ample parking and vehicular manoeuvring space in front of the garage to the western side of the proposed house.

Consultations / Representations

- 1.7 As is the norm with this type of application, the Appointed Officer sought consultations from various statutory and non-statutory bodies, including:
- Council Transportation Manager – Raised no objections to the proposal and the appellant demonstrated as part of the application process that the required visibility splays could be achieved. The site is also large enough to accommodate the required parking and turning provision.
 - Scottish Water – The Appointed Officer Report of Handling notes that Scottish Water failed to respond and goes on to note that the ability to achieve a public water connection requires separate discussion between the appellant and Scottish Water.
 - Council Environmental Health Manager – No objection
 - Council Contaminated Land Manager – no objection.
 - Planning and Development Obligations – Financial contribution sought towards a 'responsive transportation service' and expansion of health care provision. Both of which the appellant is content to settle at the appropriate time.
- 1.8 In addition, the statutory neighbour notification and advertisement processes were followed, with the application being advertised in the 'Northern Scot'. Neither the neighbour notification or press advert process, resulted in any representations and/or objections being received.



2.0 THE APPLICATION SITE & SURROUNDING AREA

- 2.1 The Review site is currently utilised as agricultural ground, which sits adjacent to the public road on approximately the 19m contour, the ground immediately beyond (to the northern) rises in height to the summit of 'Tappoch Hill' at 87m in height. With a semi-mature forestry plantation running from approximately the 50m contour up to the summit.
- 2.2 The front boundary, facing the public road is formed with a long-established stone wall and the eastern boundary with a post and wire stock proof fence with a strip of semi-mature trees beyond. The northern and western boundaries would be formed as part of the proposal. The indicative plans again demonstrate the applicant intention to plant out these boundaries.
- 2.3 The existing settlement pattern in the area is established by the grouping of properties along the 'Bank of Roseisle', and can be defined by three separate groupings, namely: 'East Bank', 'Mid Bank' and 'Westbank'.
- 2.4 In recent years, both 'East Bank' & 'Mid Bank' have seen housing growth with the addition of a new build houses and steading conversions. Whereas, 'Westbank' is still operating as an agricultural enterprise and utilises the steading for that purpose, there conversion to residential use is unlikely at present and the appellant wants to ensure any new residential property is located both to protect the agricultural business and also to ensure the new house has an acceptable residential amenity.
- 2.5 This ambition, lead them to progress the Review site, which they considered to be both connected to the grouping at 'Westbank', but at a distance to ensure the development would create an acceptable residential amenity for the new house.



3.0 PLANNING CONSIDERATION

- 3.1 Section 25 of the Town & Country Planning (Scotland) 1997 Act (as amended) advises that planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The development plan in relation to this Review is noted as being the 'Moray Local Development Plan 2015' (MLDP), with the salient policy being 'Policy H7: New Housing in the Open Countryside'.
- 3.3 This policy '**...assumes in favour...**' of new housing applications on the proviso that a number of 'Siting' & 'Design' considerations are met. These include:

Siting

1. The proposal reflects the traditional settlement pattern of the locale, it is sensitively sited and uses natural backdrops to integrate the development.
2. The proposal does not detract from the character or setting of existing buildings or surrounding uses.
3. It does not result/or contribute to a build-up of residential development in an area which has seen 'significant' growth of the number of houses, which thereby changes the character of the area.
4. The site must have 50% boundary definition with long established boundaries, including, stone dykes and woodlands.

Design

- The house has a roof pitch between 40 and 55degrees.
- The Council gable width formula is complied with.
- Rural finishes and vertical emphasis is utilised as part of the design.
- Rural boundary delineation is adopted.
- 25% of the site is planted out in accordance with a 'Landscaping Plan'



- 3.4 In reviewing the submission against the 'Siting' criteria, the appellant wishes to comment as follows:
- 3.5 With regards to the first criteria, Section 2.0 above outlines the existing settlement pattern of the area and it is the assertion of the appellant that this proposal does not detract from this character and in the appellants opinion helps to reinforce the groupings of houses around the three distinct existing groupings.
- 3.6 Moreover, the site is not located on a prominent ridge or skyline location (as alleged in the Report of Handling), instead it is sited behind an existing stone dyke, with rising land beyond which is planted out with semi-mature trees. Resulting in a site with a clear and established backdrop in full compliance with this aspect.
- 3.7 Moving onto the second aspect, the proposal has no impact on existing buildings and amenity and/or privacy of neighbouring houses and, as such, has no negative impact on the character or setting of existing buildings or surrounding uses.
- 3.8 Criteria 3 relates primarily to the creation of a build up of houses within a specific locality and it is this issue that the Appointed Officer notes in her 'Report of Handling' (Document ##) to be the aspect the proposal fails to satisfy.
- 3.9 The Report of Handling quotes sections of the Council 'Supplementary Planning Guidance on Housing in the Countryside (SPG)', including '...Where a considerable level of development has taken place, another dwelling may adversely impact on the distinctive rural qualities of the area...' and '...successive applications for houses in the corner of fields within a dispersed pattern of settlement may be considered to detrimentally alter the locality of the area...' (Pg 14).
- 3.10 The Appointed Officer then goes on to identify a rough area (755m to the east and 840m to the west) where new developments have taken place which she alleges, when added to the current submission fails to satisfy the above requirements.



- 3.11 Looking within this arbitrary 1.5Km linear area, the appellant has identified 3 houses to the west and 3 houses to the east have been granted planning approval in a **20 years** period – see Overview Drawing (Document 4). These can be further defined as follows:

To the West

Site 1 – Planning Reference 09/01827/PPP – Erect a new single storey cottage adjacent to two existing cottages on a defined parcel of rough ground. Approved Feb 2010.

Site 2 – Planning Reference – 11/01814/APP – Sub-divide ‘Smithy Cottage’ and erect a new house within the garden ground – Approved April 2012.

Site 3 – Planning Reference – 09/02298/PPP – New house on agricultural ground immediately adjacent to Westbank Farm – This house has recently been built and is now the principle farmhouse owned and resided in by the farmers at Westbank - Approved March 2010.

To the East

Site 4 – Planning Reference 04/01832/FUL – Steading conversion to a house – Approved November 2004.

Site 5 – Planning Reference 06/01090/OUT – Erect new house adjacent to Mid Bank Farm – Approved July 2006.

Site 6 – Planning Reference 96/01322/FUL - Steading conversion to a house – Approved November 1997.

- 3.12 Out of these 6no. house approvals, 2no. are steading conversions, 1no. is a garden subdivision and 1no. was built on a parcel of rough ground. This leaves just one single house approval built upon agricultural ground', which as noted above is the principle farmhouse owned and resided in by the farmers at Westbank.
- 3.13 Given the low number of new builds on agricultural ground and the extensive time-period (20 years) of the 'new houses', during which time a number of different Local



Plan Policies have been in place, the appellant fails to see ‘...where a considerable level of development has taken place..’ and/or where the ‘...successive applications for houses in the corner of fields...’ are; both of which are the justification the Appointed Officer utilised to assess and dismiss my client's proposal.

- 3.14 Contrary to the Appointed Officers comments, the appellant therefore contends that there has been a low level of development within recent years and not a single house approved within this location within the current MLDP period. As such, they contend that this development is acceptable in density and character terms.
- 3.15 Finally, in terms of criterion no.4, as noted previously, the site southern and eastern boundaries are both long-established rural in character boundaries, which make up at least 50% of the total boundary enclosure; thus satisfying this requirement.
- 3.16 Assessing the proposal against the ‘Design’ criterion, as the proposal is ‘in principle’, the majority of the ‘Design’ criteria will be reserved for the later application for the house design and layout and, as such, can be controlled by the Council via planning condition at this stage. It should also be noted that the appellant is aware of the above design requirements and is content to comply at the appropriate juncture.
- 3.17 The only relevant ‘Design’ criteria which needs to be assessed at this stage relates to the need for boundaries demarcation to reflect rural character and styles. In this instance the front boundary is a traditional random rubble stone dyke, which will be retained as part of the development. The eastern boundary is a post and wire fence with semi-mature native trees beyond. Both of these, are clearly rural in character and therefore acceptable.
- 3.18 The only new boundaries will be the northern and western extents. The submitted drawing (Document ##) annotates these will be formed with ‘post and wire fencing’ with native hedging along its extents, located within the plot. Again, this type of



HHL Scotland

Chartered Town Planning & Building Consultants

6 Cameron Crescent
Nairn
IV12 5DY

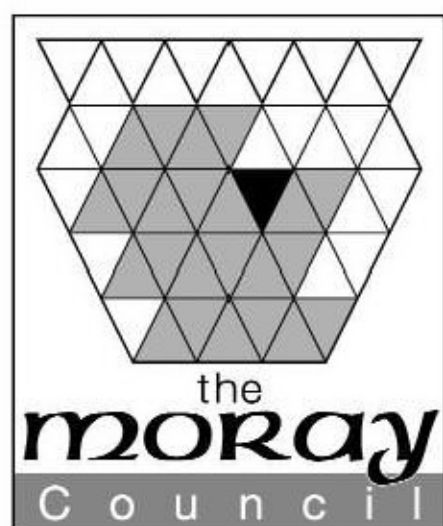
Tel. 01667 451334
Mob. 07743 221617
Email. admin@hhlscotland.co.uk
Web. hhlscotland.co.uk

boundary treatment is clearly characteristic of a rural nature and again is therefore considered to be acceptable.

- 3.19 Furthermore, both the retention of the existing boundary treatments and the proposed boundaries formation can again be controlled by planning condition and again, the appellant is content with such conditions.

4.0 CONCLUSION

- 4.1 In concluding, based on all of the above and the enclosed documents, the appellant believes that their proposal represents an acceptable form of development and, as such, respectfully asks the Review Body to uphold this Review.

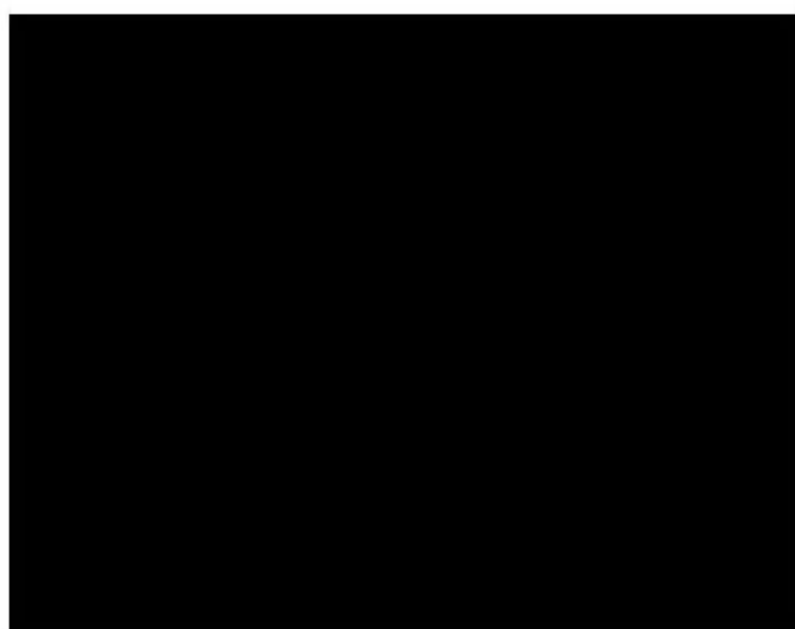


**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Heldon And Laich]
Planning Permission in Principle**

TO



With reference to your application for planning permission in principle 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 and garage on Site East Of Westbank Farmhouse
Rosiesle Elgin Moray**

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

Date of Notice: **5 May 2017**



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 Councils 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, this proposal, when added to the existing and recently approved development along this prominent ridge would add to the cumulative build-up development at this location which would be detrimental to the rural character of the open countryside surrounding Roseisle.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
1		Site and location plan

**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.

REPORT OF HANDLING

Ref No:	17/00358/PPP	Officer:	Shona Strachan
Proposal Description/ Address	Erect dwellinghouse and garage on Site East Of Westbank Farmhouse Rosiesle Elgin Moray		
Date:	05/05/17	Typist Initials:	FJA

RECOMMENDATION

Approve, without or with condition(s) listed below		
Refuse, subject to reason(s) listed below		Y
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	21/03/17	No objection
Contaminated Land	17/03/17	No objection
Transportation Manager	21/03/17	No objection subject to condition and informatives
Scottish Water		No response at time of report
Planning And Development Obligations	21/03/17	Contributions sought towards demand responsive transport service and expansion of health care facilities.

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	N	
H7: New Housing in the Open Countryside	Y	
EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations	N	

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 Development Plan 2015 (MLDP 2015) unless material considerations indicate otherwise. In this case the main planning issues are considered below.

Proposal

This application seeks planning permission in principle for the erection of a dwellinghouse with a detached garage.

The site plan includes an indicative location and footprint for a proposed 'H'-shaped house and detached garage but given the "in principle" nature of the permission being sought no detailed design information has been provided. The site plan also shows the location of the proposed access (a new access formed onto the C25E and entering the site at its south western corner), driveway and on-site parking, proposed landscaping as well as the existing and proposed boundary treatments. The associated servicing arrangements include an on-site septic tank with soakaway, a separate on-site surface water soakaway, and a connection to the public water supply.

Site Characteristics

The site covers an area of 1853 sq m and is located on the corner of a field. The site is located on sloping ground on a prominent ridge called Tappoch Hill which lies to the north of Roseisle, the site itself located to the north east of Roseisle.

The site is bounded by an existing stone dyke wall and post and wire fencing on its southern boundary with the public road lying beyond, and by existing post and wire fencing on its eastern boundary with a small area of trees with an area of rough ground and a paddock lying beyond. The northern and western boundaries are currently undefined, as the site is arbitrarily formed from within the existing field and the forestry plantation woodland covering Tappoch Hill rises above and beyond the site further to the north.

There are a number of existing and recently approved houses within the vicinity of the site and these existing houses and recently approved houses are part of the context in which the site is seen within the landscape setting. For the avoidance of doubt, this wider setting is considered to extend approximately 755m to the east of the site and approximately 840m to the west of the site and is shown on the supporting plan which accompanies this report and recommendation. In addition to the existing houses shown on the plan, the following dwellings have also recently been approved:

- Application 15/00586/APP, to the north west of the site, beyond Westbank Farmhouse

approved on 20 May 2017.

- Application 14/00220/APP, to the north west of the site at Westbank Cottages, approved on 9 April 2014.
- Application 14/02311/APP, to the west of the site, approved on 21 January 2015

The site and its wider setting is a prominent feature in the landscape, particularly when viewed from the B9013 Newton-Burghead road which lies to the south of the site and the Rural Grouping Settlement of Roseisle.

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. Only, thereafter, does the policy require any development to be acceptable in design terms including requirements for landscape planting to be provided within the site.

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.

With specific reference to development build up, further advice is provided in the Council's associated Supplementary Planning Guidance on Housing in the Countryside (SPG) where " ... 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. Where a considerable level of development has taken place, another dwelling may adversely impact on the distinctive rural qualities of the area)" (page 14).

It is also noted in the SPG that: "...successive applications for houses in the corner of fields within a dispersed pattern of settlement may be considered to detrimentally alter the locality of the area" (page 14).

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 site is located on a prominent ridge within the wider landscape setting particularly when viewed from various points along the B9013 Newton-Burghead road and the Rural Grouping Settlement of Roseisle both of which lie to the south of the site. There is already a high density of development located within the vicinity of the site, with the site and its surrounding context considered to extend approximately 755m to the east and approximately 840m to the west of the site. Given the high level of both historic and more recent development within this prominent location (as shown in the supporting plan), the addition of this proposed dwelling would both emphasise and exacerbate the issue of development build up in this area of open countryside. Therefore this proposal, if approved, would detract from the existing qualities and appearance of the surrounding countryside and contribute to the existing build up of development at this location. Therefore, in these terms, the proposed development would not only represent an inappropriately located site but it is also unacceptable in relation to the location/siting criteria of H7 and IMP1, and the associated guidance.

In this case, with "in principle" permission being sought only, no detailed design information is provided. Given the status of the application, design details would normally be reserved for further consideration in any subsequent application. Without prejudice and irrespective of whether the proposal may be able to satisfy other policy requirements, including a suitable rural housing design, etc., these aspects would do not over-ride the main policy objection to the proposal in terms of it's inappropriate siting/location.

Water and Drainage (EP5 and EP10)

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

The acceptability of the proposed arrangements for on-site 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, and in principle, these proposals are in line with policy EP10 and EP5 however, this would not over-ride the unacceptable location/siting associated with this proposal. If approved "in principle", further information would be required on these matters within any subsequent (detailed) application.

Access and Parking (T2 and T5)

The Transportation Service has raised no objection to the proposal subject to conditions including the provision and maintenance of the required visibility splay, access specifications including provision of an access lay-by, acceptable roads drainage, requirements for onsite parking provision and an appropriate on-site turning area, and boundary treatment requirements. Based on these requirements, the proposal would satisfy the requirements of Policies T2 and T5 but again, such acceptability would do not over-ride the main "in principle" objection to the proposal in terms of its inappropriate siting/location.

Developer Obligations (IMP3)

An assessment has been carried out in relation to Policy IMP3 Developer Obligations and associated Supplementary Guidance on Developer Obligations as adopted on 14 October 2016. The assessment identified that developer obligations are required towards demand responsive transport service (to mitigate the impact in terms of increased usage in this service as the development is located within a rural area with no access to bus services) and expansion of health care facilities within the locality.

The agent has confirmed acceptance of the identified obligations adding that the obligations would be settled up-front before the issue of any planning consent. This acceptance of developer obligations does not over-ride the unacceptable nature of the proposal based upon its location/siting characteristics.

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		
	Decision		Date Of Decision

ADVERT

Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	Neighbour Notification not possible	13/04/17
PINS	Neighbour Notification not possible	13/04/17

DEVELOPER CONTRIBUTIONS (PGU)

Status	CONT 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)			

No works to commence on site until Planning and or Building Warrant Approvals are received. Contractors must visit the site and check site dimensions and familiarise themselves prior to ordering and manufacturing components and materials. Do not scale the drawings.



View to the West



03 February 2017, ID: MNOW-00596497
mapsnow.co.uk
1:1250 scale print at A4, Centre: 314338 E, 866939 N
©Crown Copyright and database rights 2016 OS
100019980

MapsNow

Location Plan. 1 : 1250



Site Plan. 1 : 500

8 m x 3.5 m layby and 3 m x 10 m access finished to Moray Council specification and surfaced in bituminous tarmacadam
First 5 m from road edge to have a 1:20 gradient, no surface water to fall onto roadway.
ACO slot drain and soakaway

No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height and fronting onto road shall be within the visibility splay lines.



View to the East

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

REFUSED

05 May 2017

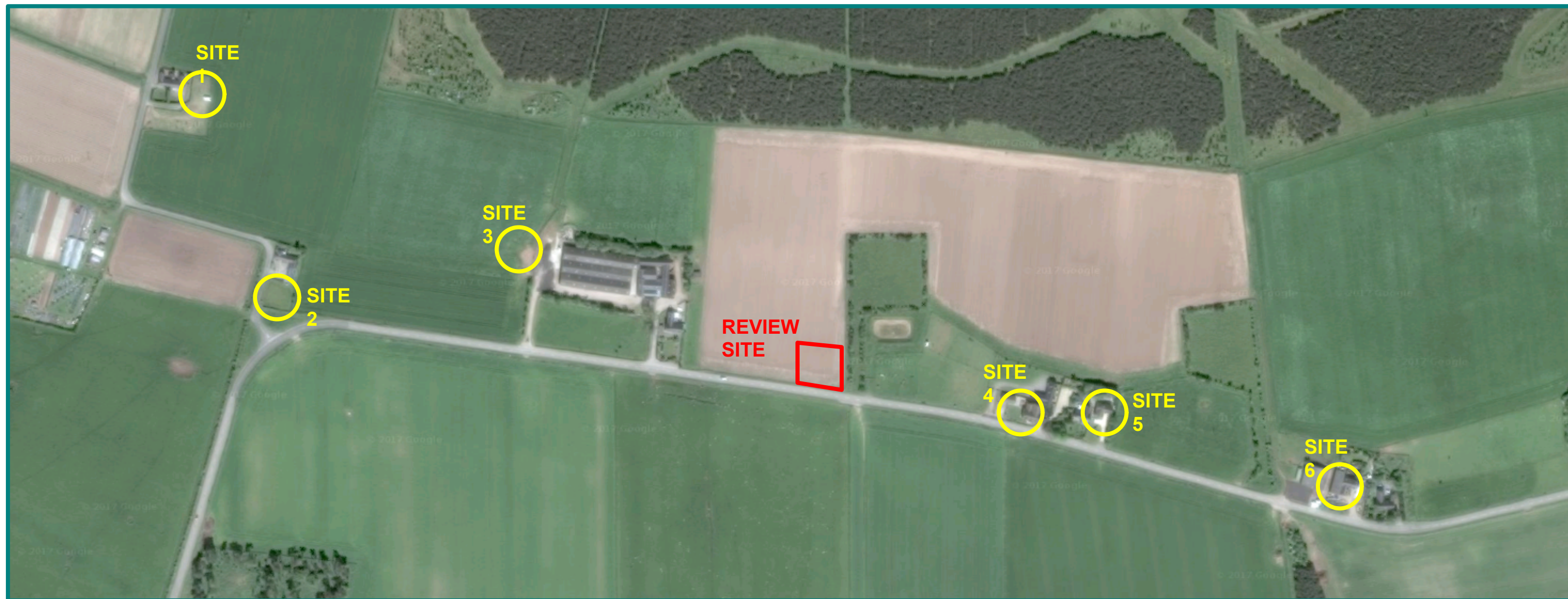
Development Management
Environmental Services
The Moray Council

Proposed Residential House Plot
to the East of Westbank Farmhouse
Roseisle, Moray

February 2017
Drwg : 1 Scale : 1:500 Rev :



IH Designs (Moray)
12 Councillors Walk, Forres IV36 1HA
Tel : 01309 674368
Email : ian54holmes@hotmail.co.uk
Web : www.ihdesignsmoray.co.uk



HHL Scotland
Chartered Town Planning &
Building Consultants

Client. **MRS SANDRA DUNCAN**

Project. **LRB OVERVIEW DRAWING**

Ref. **17046.LRB01**

6 Cameron Crescent
Nairn
IV12 5DY

Tel. 01667 451334
Mob. 07743 221617
Email. admin@hhlscotland.co.uk
web. hhlscotland.co.uk



RTPI
mediation of space · making of place

© This Drawing is Copyrighted to Hilton Homes & Leisure Ltd
All plans are based upon the Ordnance Survey Map with the sanction of the
Controller H.M. Stationary Office. Licence Number: 100020449