



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 100062482-001

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 integrated 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? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> 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:	Viewfield Farm
First Name: *	Gavin	Building Number:	
Last Name: *	Strathdee	Address 1 (Street): *	Craigellachie
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Aberlour
Extension Number:		Country: *	Scotland, UK
Mobile Number:		Postcode: *	AB38 9QT
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

863338

Easting

344127

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

6327.00

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?	<input style="width: 100%;" type="text" value="0"/>
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	<input style="width: 100%;" type="text" value="5"/>
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: 10/08/2017

☒ 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: 10/08/2017

Payment Details

Online payment: XMEP00001608

Payment date: 10/08/2017 16:31:00

Created: 10/08/2017 16:31

REPORT OF HANDLING

Ref No:	17/01252/APP	Officer:	Iain T Drummond
Proposal Description/ Address	Erect dwellinghouse with integrated garage at Upper Moray Firth Hilton Farm Buckie Moray		
Date:	25.09.2017	Typist Initials:	LMC

RECOMMENDATION

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

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Contaminated Land	15/08/17	No objections
Environmental Health Manager	15/08/17	No objections
Transportation Manager	21/08/17	No objections subject to conditions and informatives
Private Water Supplies	21/08/17	No objections subject to a condition
Planning And Development Obligations	16/08/17	Contributions sought towards transportation and healthcare

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations	N	
EP4: Private Water Supplies	N	
PP1: Sustainable Economic Growth	Y	
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	

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

The Proposal

This application seeks detailed planning approval to erect a dwellinghouse with integrated garage at Upper Moray Firth, Hilton Farm, Buckie.

The proposed house would be a modern single storey design with pitched roof and external material finishes of white roughcast, stone and grey tiles or natural slates.

Associated works include formation of a driveway/parking area onto an adjacent private track, drainage and post and wire fencing. The house would be served by a septic tank and would connect to a private water supply. Landscape works propose 25% site coverage with trees and shrubs.

The Site and Surroundings

The site is an irregular shape and lies to the east and south east of Scottish Water infrastructure, within open countryside 1.25km to the northeast of Drybridge. To the north is the access track and grouping of trees beyond, with open farmland to the southeast and east.

Two previous applications for a house on this site (14/02274/APP & 15/01287/APP) have been refused on the basis of contributing to an unacceptable building up of houses in the area.

The area surrounding the site has been subject of a number of approvals for single house plots in recent years served by the same access track, these include:

- 15/00481/APP, dated 05/05/15 - this is located 80m to the east and is under construction.
- 14/01516/APP, dated 24/09/14 - this lies 140m to the east (yet to be built, development commenced therefore extant in perpetuity).
- 14/00720/APP, dated 11/06/14 - this lies 360m to the east (yet to be built, development commenced therefore extant in perpetuity).
- 13/00692/APP, dated 05/06/13 - this lies 65m to the north (yet to be built, development commenced therefore extant in perpetuity).
- 14/00164/APP, dated 14/03/14 - this lies 95m to the north (yet to be built, development commenced therefore extant in perpetuity).

There are three further applications, which have been refused also in close proximity to the proposal:

- 15/01333/APP, dated 11/09/15 - this lies 150m to the northeast and was refused on inappropriate build up grounds and subsequently dismissed following review by the Local Review Body.
- 16/00944/APP, dated 02/08/16 - this lies 150m to the northeast (same site as 15/01333/APP above), was refused on build up grounds and subsequently dismissed following review by the Local Review Body.
- 17/00685/APP, 26/7/17 - this lies 311m to the east, no appeal has been submitted at the time of writing this report.

All of the above are shown on the build-up plan appended to this report.

There are also 15 further relatively recently approved house sites within 800m to the west of the site, 3 of which have been built out, however, the majority of which development has commenced, however, no further work has taken place.

Appraisal

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) unless material considerations indicate otherwise. The main planning issues are considered below.

Siting and Impact upon Landscape Character

(MLDP 2015 Policies PP1, H7 and IMP1, Supplementary Guidance: 'Housing in the Countryside' MLDP 2015, Guidance Note on Landscape and Visual Impacts of Cumulative Build-up of Housing in the Countryside 2017)

Policy H7: New Housing in Open Countryside of the Moray Local Development Plan 2015 contains the necessary criteria for assessing new rural housing in the countryside; these include the requirement that new sites

- a) should reflect the traditional settlement pattern of the locality and integrate sensitively with the surrounding landform (i.e. not be obtrusive),
- b) not detract from the character or setting of existing buildings, or their surrounding area,
- c) not contribute to a build-up of development which changes the character of the area (with particular attention being given to proposals where there has been a significant growth in the number of house applications) and
- d) have at least 50% established boundaries.

The policy also contains site-specific criteria requiring at least 25% of plot areas to be planted with trees and design criteria to ensure a satisfactory form of traditional design.

Policy IMP1: Development Requirements seeks compatibility in terms of scale, density and character and requires new development to integrate into the surrounding landscape. Policy PP1 advocates sustainable economic growth that protects the natural and built environment.

Associated Supplementary Guidance 'Housing in the Countryside' (Moray Local Development Plan 2015) provides relevant advice (pages 13 to 14) in relation to the issue of cumulative build-up of housing which is pertinent to the current application. This states inter alia that, "...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 (e.g. open appearance or ambience). For example, successive applications for houses in the corner of fields within a dispersed pattern of settlement may be considered to detrimentally alter the character of the locality. Whilst this may reflect the dispersed pattern of settlement the volume of new houses may impact on the open appearance and tranquil qualities of the rural area."

A further guidance note on Landscape and Visual Impacts of Cumulative Build-up of Housing in the Countryside was approved by the Planning and Regulatory Services Committee on the 15 August 2017, which identifies hotspots where cumulative build up is prevalent. The proposed site lies within the Letterfourie/Hilton hotspot, where the guidance note advises that no further housing development should be consented in this area.

The prevailing rural settlement pattern in this area is characterised by single house plots and small clusters of housing dispersed across the countryside to the south of Buckie. In this case five house plots have been approved on nearby ground to the east and north. The introduction of a sixth house plot into this locality (in addition to these consented plots) would result in an unacceptable cumulative build-up of residential development detrimental to the rural character of the area. Given these

impacts, the proposal is considered to constitute an inappropriately located site which fails to satisfy the siting criteria of policies PP1, H7, IMP1 and associated Supplementary Planning Guidance 'Housing in the Countryside' 2015 and Guidance Note on Landscape and Visual Impacts of Cumulative Build-up of Housing in the Countryside 2017.

Although the proposal is potentially capable of satisfying policy criteria in relation to boundary treatment, 25% tree planting and house design, these aspects do not override the main policy objection concerning an unacceptable build-up of housing and its associated impact upon the rural character of this particular location.

The proposal raises no amenity or drainage issues.

Access/Parking (T2 and T5)

Policies T2 and T5 require proposals to provide safe entry and exit for all road users at access junctions, infrastructure improvements where appropriate and off street parking facilities. The proposed plans showing an access onto an existing track and parking satisfy these requirements.

Following consultation the Transportation Section has raised no objection to the proposal in these respects subject to conditions requiring provision of a passing place (on the public road at a location to be agreed), a satisfactory visibility splay, drainage and parking.

Water Supply and Drainage (EP4, EP10 and IMP1)

Proposed drainage arrangements comprising private septic tank/soakaway and surface water soakaway would satisfy policy EP10 and IMP1. Final details would be addressed under the Building Regulations and had the application been recommended for approval, informative advice in this regard would have been attached to the decision notice.

Details of the private water supply have been provided as per the requirements of policy EP4 and confirmed as satisfactory by the Environmental Health Section. Had the application been supported a condition requiring ultraviolet treatment and pre-filtration would have been attached to the decision notice, as recommended by the Environmental Health Section.

Developer Obligations (IMP3)

An assessment has been carried out and a contribution has been identified towards transport and healthcare, which the applicant has agreed to pay in the event of approval being given.

Recommendation

The proposed development is unacceptable in this location, fails to comply with development plan policy and is recommended for refusal.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
15/01287/APP	Erect dwellinghouse with detached garage at Moray Firth Side Hilton Farm Buckie Moray			
	Decision	Refuse	Date Of Decision	04/09/15
14/02274/APP	Erect dwellinghouse with detached garage at Moray Firth Side Hilton Farm Buckie Moray			
	Decision	Refuse	Date Of Decision	23/01/15

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ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Banffshire Advertiser	No Premises	11/09/17
PINS	No Premises	11/09/17

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)			

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th August 2017
Planning Authority Reference	17/01252/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Upper Moray Firth Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068516
Proposal Location Easting	344106
Proposal Location Northing	863319
Area of application site (Ha)	6327 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OUIBLABGMLB00
Previous Application	15/01287/APP 14/02274/APP
Date of Consultation	14th August 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT
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	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@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: 17/01252/APP

Erect dwellinghouse with integrated garage at Upper Moray Firth Hilton Farm Buckie 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:
Consultee:

Date: 15 August 2017
Phone No

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

From: DeveloperObligations
Sent: 15 Aug 2017 15:52:27 +0100
To: DC-General Enquiries
Cc: Iain Drummond
Subject: 17/01252/APP Erect dwellinghouse with integrated garage at Upper Moray Firth, Hilton Farm, Buckie
Attachments: 17-01252-APP Erect dwellinghouse with integrated garage at Upper Moray Firth, Hilton Farm, Buckie.docx

Hi

Please find attached the developer obligation assessment that has been undertaken for the above planning application.

A copy of the report has been sent to the agent.

Regards,
Hilda

Find us on 
[Moray Council Planning](#)

Hilda Puskas
Developer Obligations Officer
Development Plans
hilda.puskas@moray.gov.uk
01343 563265

moray
council

DEVELOPER OBLIGATIONS: ASSESSMENT REPORT

Date: 15/08/2017

Reference: 17/01252/APP

Description: Erect dwellinghouse with integrated garage at Upper Moray Firth, Hilton Farm, Buckie

Applicant: Mr Gavin Strathdee

Agent: Strathdee Properties Limited

This assessment has been carried out by Moray Council. This assessment is carried out in relation to policy IMP3 Developer Obligations of the Moray Local Development Plan 2015 (LDP) and associated Supplementary Guidance (SG) on Developer Obligations which was adopted on 14 October 2016. The LDP and SG can be found at www.moray.gov.uk/planning.

Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport (<i>Contribution towards Demand Responsive Transport-dial-a-bus</i>)	
Healthcare (<i>Contributions towards extension at Ardach Health Centre</i>)	
Community Facilities	Nil
Sports and Recreation	Nil
Waste	Nil
Total Developer Obligations	

Breakdown of Calculation

Proposals are assessed on the basis of Standard Residential Unit Equivalents (SRUE) which is a 3-bedroomed residential unit. This application is considered to comprise of the following:

4 bed = 1.2 SRUE

This assessment is therefore based on 1.2 SRUE.

Developer Obligations Discount for Small Scale Development

A discount of 80% will be applied to the contribution for single unit developments to reflect their small scale nature.

INFRASTRUCTURE

Education

Primary Education

The pupils generated by this development are zoned to Millbank Primary School. The school is currently operating at 53% functional capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

Contribution towards Primary Education = Nil

Secondary Education

The pupils generated by this development are zoned to Buckie High School. The school is currently operating at 75% functional capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

Contribution towards Secondary Education = Nil

Transport

The Moray Council Transportation Services has confirmed that a contribution towards the Council's Demand Responsive Transport Service is required to mitigate the impact, in terms of increased usage, on this service given the proposed development is located within a rural area with no access to bus services. In accord with the Moray Council's Supplementary Guidance on Developer Obligations, a contribution of [REDACTED] per SRUE is sought. Therefore:

[REDACTED]

Contributions towards Transport = [REDACTED]

Healthcare

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per General Practitioner (GP) and floorspace requirement per GP is 271m².

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.24 persons*).

Ardach Health Centre is the nearest settlement within which healthcare facilities can be assessed by the proposed development. NHS Grampian has confirmed that Ardach Health Centre is at capacity and needed to be extended.

Contributions are calculated based on a proportional contribution of [REDACTED] per SRUE.

[REDACTED]

[REDACTED]

Contribution towards Healthcare= [REDACTED]

Community, Sports and Recreational Facilities

Community Facilities

There are no proposals being progressed for additional community hall provision in the immediate vicinity; therefore, in this instance, no contribution will be required.

Contribution for Community Facilities = Nil

Sports and Recreation Facilities

Existing sports provision within Buckie is considered to be adequate to serve the needs of the residents anticipated to be generated by this development. Therefore, in this instance, no contribution will be required.

Contribution for Sports and Recreation Facilities = Nil

Waste

Moray Waste Services have advised that the household and recycling facilities that would serve this development are operating within 90% capacity. Therefore, in this instance, no contribution is required.

Contribution for Waste = Nil

TERMS OF ASSESSMENT

This assessment report is valid for a period of 6 months from the date of issue.

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

PAYMENT OF CONTRIBUTIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment or by entering into a Section 75 agreement. The provision of an upfront payment will allow a planning consent to be issued promptly. However, where the amount of developer contributions are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. The payment of contributions may be tied into the completion of houses through a Section 75 Agreement or equivalent, to facilitate the delivery of development. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

INDEXATION

Developer obligations are index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) from Q3, 2016.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th August 2017
Planning Authority Reference	17/01252/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Upper Moray Firth Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068516
Proposal Location Easting	344106
Proposal Location Northing	863319
Area of application site (Ha)	6327 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OUIBLABGMLB00
Previous Application	15/01287/APP 14/02274/APP
Date of Consultation	14th August 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT
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	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@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: 17/01252/APP

**Erect dwellinghouse with integrated garage at Upper Moray Firth Hilton Farm Buckie 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: James McLennan
email address:
Consultee:

Date.....15/8/17.....
Phone No

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

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th August 2017
Planning Authority Reference	17/01252/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Upper Moray Firth Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068516
Proposal Location Easting	344106
Proposal Location Northing	863319
Area of application site (Ha)	6327 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OUIBLABGMLB00
Previous Application	15/01287/APP 14/02274/APP
Date of Consultation	14th August 2017
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT
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	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

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Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 17/01252/APP

Erect dwellinghouse with integrated garage at Upper Moray Firth Hilton Farm Buckie 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. Notwithstanding the submitted details, prior to any development works commencing full details of the widening of the C11L Drybridge-Deskford Road to a minimum carriageway width of 5.5 metres, with minimum verge widths of 2.0m either side of the widened road at the location shown on previously submitted drawing no. MORAY-FIRTH-SIDE/ROAD-WIDE/01 shall be submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority. For the avoidance of doubt the details shall include drainage infrastructure and supporting drainage calculations.
Thereafter the road widening shall be constructed and completed in accordance with the approved details, prior to the occupation of the dwellinghouse.
2. Prior to any development works commencing:
 - (i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 4.5 metres by 160 metres, with all boundaries set back to a position behind the required visibility splay, and a schedule of maintenance for the splay area shall be submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
 - (ii) the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
 - (iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.

3. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

REASONS

1. To enable drivers of vehicles to have adequate forward visibility to see approaching traffic and for two vehicles to safely pass each other ensuring the safety and free flow of traffic on the public road through the provision of details currently lacking.
2. To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users.
3. 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 Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads. The applicant will be required to provide technical information, including drawings and drainage calculations, and provide a Road Bond to cover the full value of the works in accordance with the Security for Private Road Works (Scotland) 1985 Regulations. Advice on this matter can be obtained from the Moray Council web site or by emailing road.maint@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 56 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 applicants shall free and relieve the Roads Authority from any claims arising out of their operations on the road or extension to the road.

Contact: DA / DP
email address: transport.develop@moray.gov.uk

Date: 21 August 2017

Consultee: TRANSPORTATION

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

Certificate of Chemical Analysis

Potable Private Water Sample

Laboratory Reference: 10140382
Your Reference: 15/00257/PWSAMP
For the attention of: G McCulloch
Received From: Moray Council The Moray Council Council Offices
 High Street Elgin Moray
Received On: 14 April 2015
Taken From: Kitchen tap, Thistle-do, Drybridge, Buckie
Taken On: 14 April 2015
Appearance: Clear, no sediment.
Odour: No smell.

Results of Analysis

Method Code	Determination	Result	Prescribed Concentration or Value
i4203	pH	7.1	6.5 to 9.5
i4204	Conductivity	375 μ S/cm	not more than 2500 μ S/cm
i4205	Turbidity	< 0.1 NTU	not more than 4.0 NTU
i4102c	Nitrate (as NO ₃)	< 3 mg/l	not more than 50 mg/l
i4523_Mn	Manganese (as Mn)	20 μ g/l	not more than 50 μ g/l
i4523_Fe	Iron (as Fe)	6 μ g/l	not more than 200 μ g/l
i4005b	Lead (as Pb)	< 1 μ g/l	not more than 10 μ g/l

Comments(1)

The above results of chemical analysis complied with the requirements of The Private Water Supplies (Scotland) Regulations, 2006.

(1) Comments, opinions and interpretations are outside the scope of UKAS accreditation.

Signature:



Name: James Darroch BSc, CChem, MRSC

Status: Laboratory Manager

Official Address: Aberdeen Scientific Services Laboratory, Old Aberdeen House,
Dunbar Street, Aberdeen, AB24 3UJ

Telephone Number: (01224) 491648

Fax Number: (01224) 276873

Date of Report: 21 April 2015



1325

Consultation Request Notification - Private Water Supplies

Planning Authority Name	The Moray Council
Response Date	28th August 2017
Planning Authority Reference	17/01252/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Upper Moray Firth Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068516
Proposal Location Easting	344106
Proposal Location Northing	863319
Area of application site (Ha)	6327 m2
Additional Comments	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OUIBLABGMLB00
Previous Application	15/01287/APP 14/02274/APP
Date of Consultation	14th August 2017
Is this a re-consultation of an existing application?	Yes
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT
Agent Name	Strathdee Properties Limited
Agent Organisation Name	
Agent Address	Viewfield Farm Craigellachie Aberlour Moray AB38 9QT
Agent Phone Number	Work Telephone : 01343 881784
Agent Email Address	N/A
Case Officer	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk

PA Response To	consultation.planning@moray.gov.uk
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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 – Private Water Supplies

Planning Application Ref. No: 17/01252/APP

**Erect dwellinghouse with integrated garage at Upper Moray Firth Hilton Farm
Buckie 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 | <input type="checkbox"/> |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | X |

HOLDING COMMENTS

- | | |
|---|--------------------------|
| (d) Further information in relation to the proposed private water supply has been requested from the applicant and the application should not be approved nor submitted to committee for determination until the final consultation response clearing the supply has been received from Environmental Health (Private Water Supplies) | <input type="checkbox"/> |
|---|--------------------------|

Reason(s) for objection

Condition(s)

Prior to any occupation of the property(ies) effective, point of entry ultraviolet treatment and pre-filtration requires to be provided to the private water supply system to ensure compliance with the Private Water Supplies (Scotland) regulations 2006

Further comment(s) to be passed to applicant

Contact: Ewan McNeil

email address:

Date.....21/08/17.....

Phone No

Consultee: Environmental Health – Private Water Supplies

Return response to

consultation.planning@moray.gov.uk

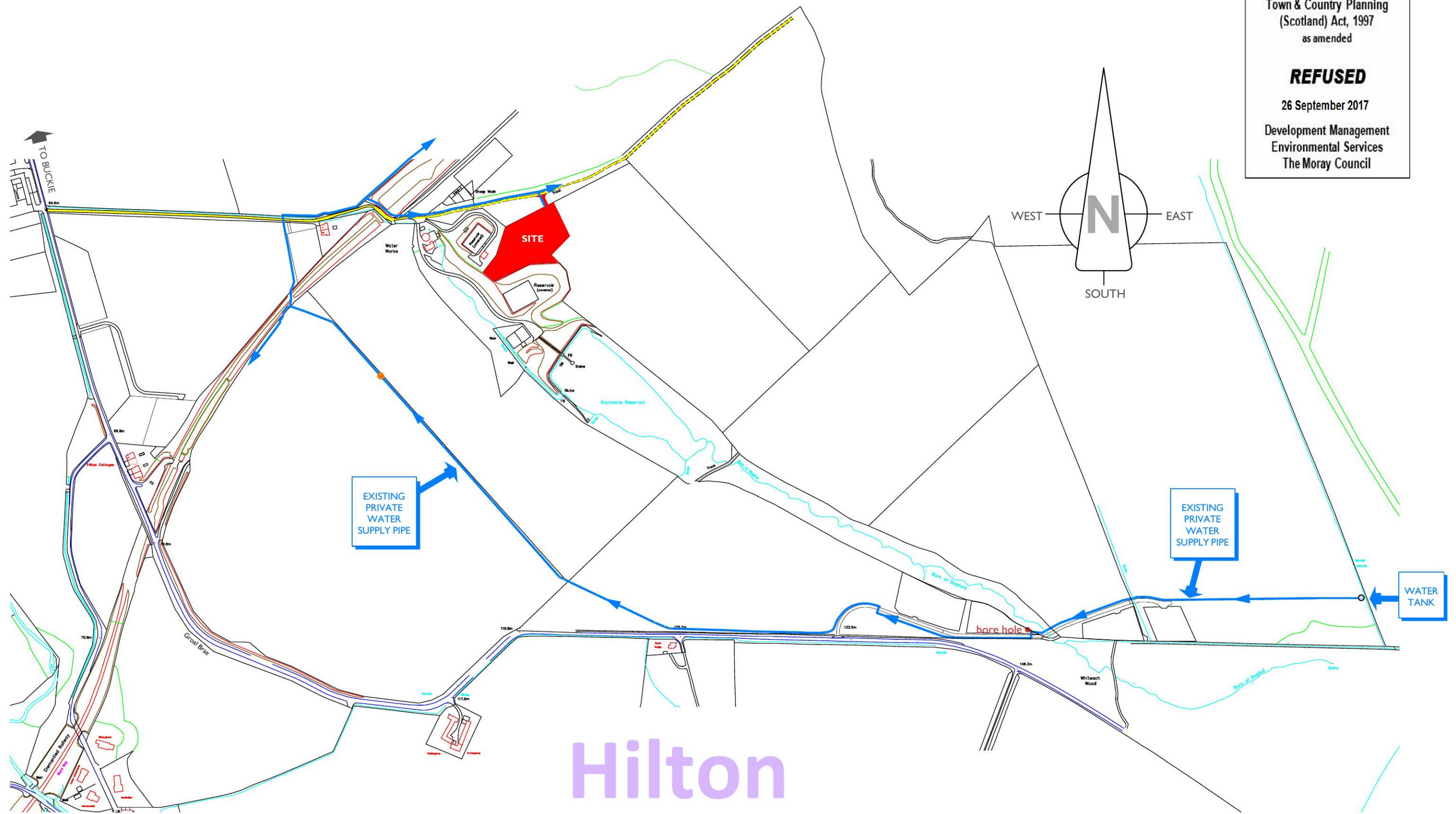
Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the 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.

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

REFUSED

26 September 2017

Development Management
Environmental Services
The Moray Council



Proposed erection of dwellinghouse with integrated garage At Upper Moray Firth, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee

**PRIVATE WATER SUPPLY
PLAN (SCALE 1:5000 - A3)**

AUG 2017
S.Reid MCIAT
U-M-FIRTH / PLANNING / 02

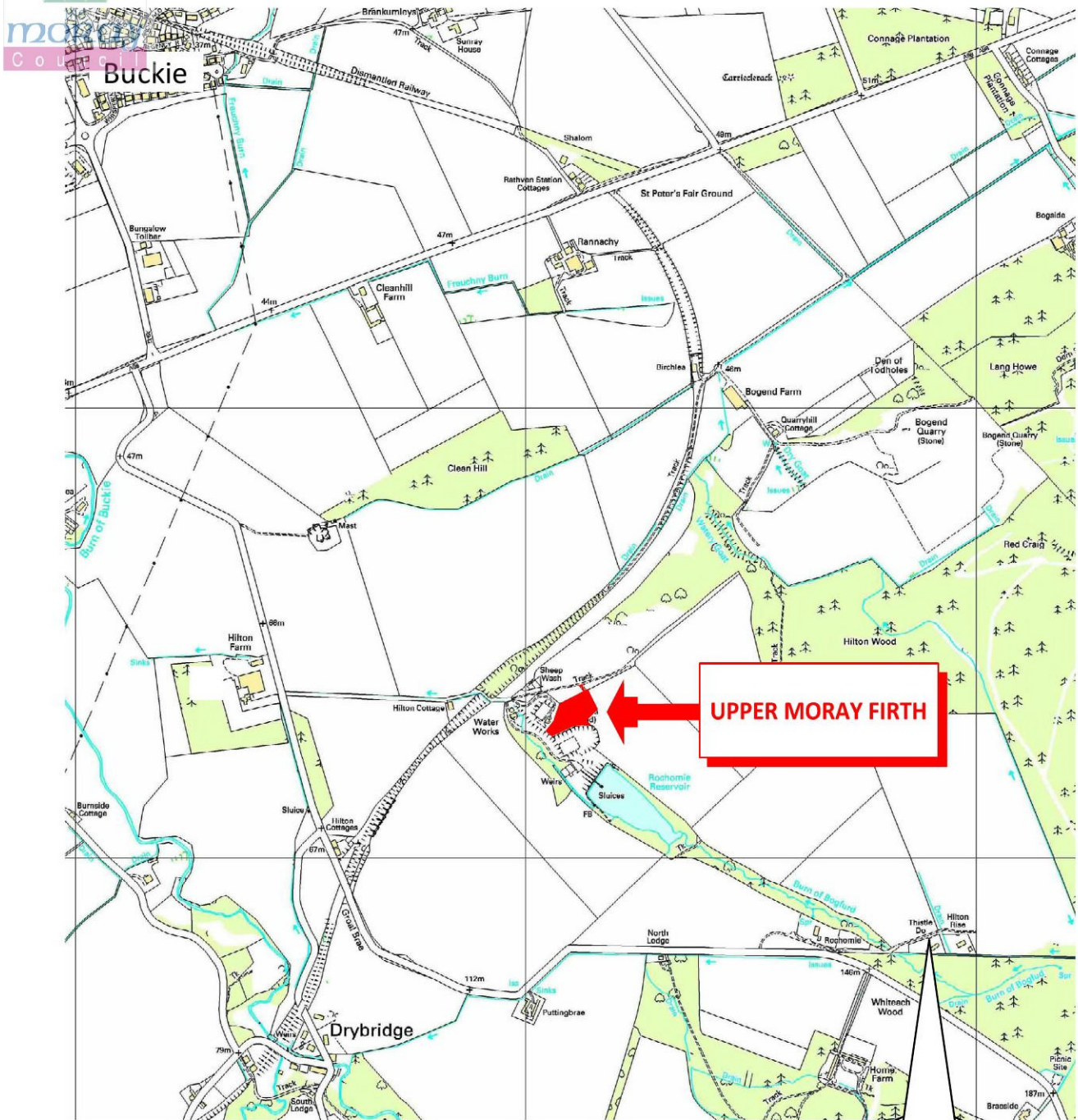




17/01252/APP



Legend



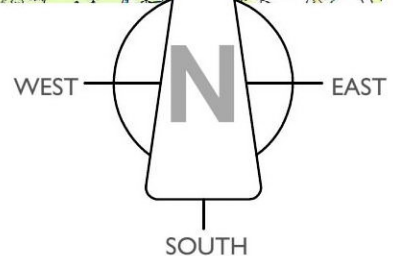
OS LOCATION PLAN (NOT TO SCALE)

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

REFUSED

26 September 2017

Development Management
Environmental Services
The Moray Council

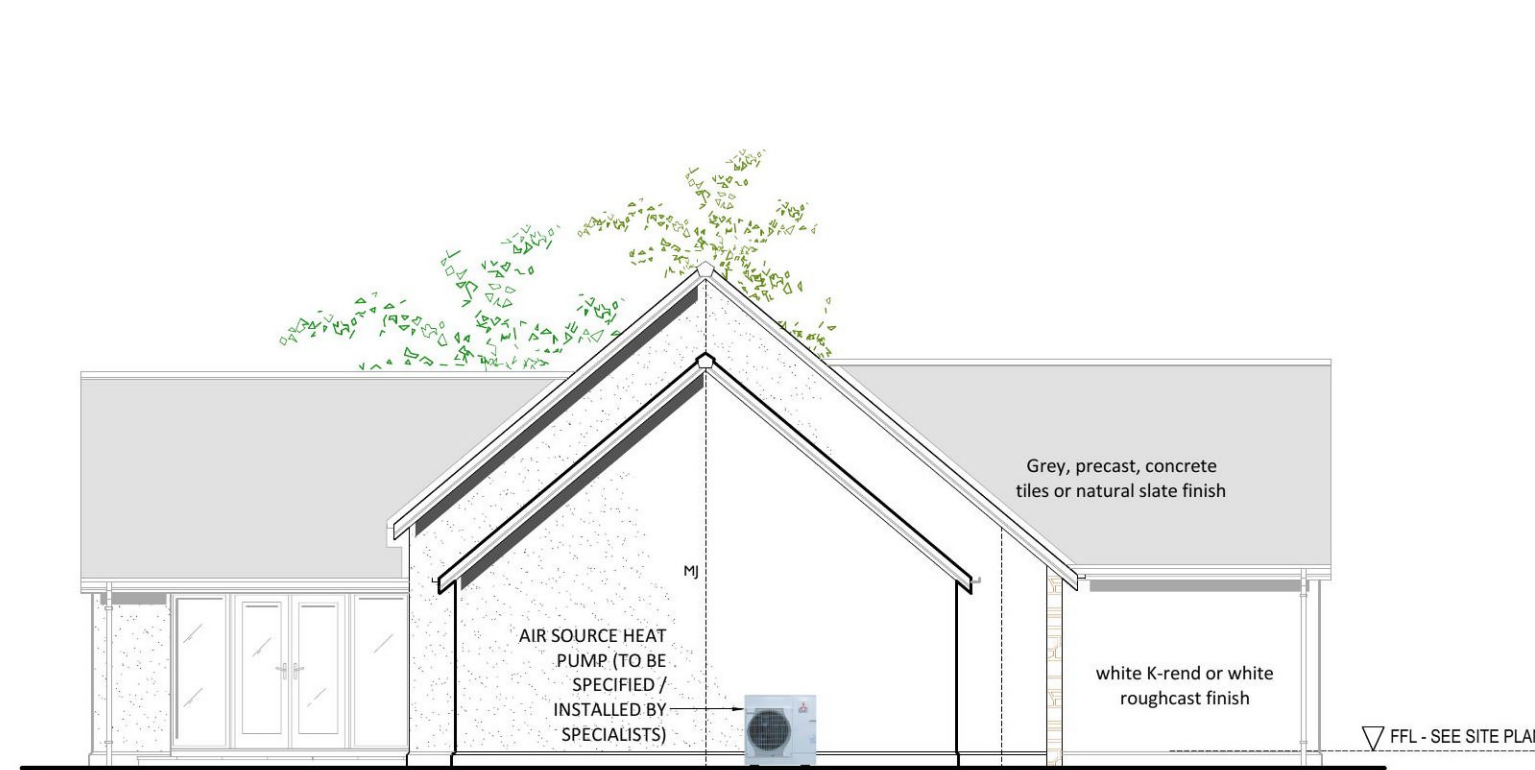


Proposed erection of dwelling-house with integrated garage At Upper Moray Firth, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee

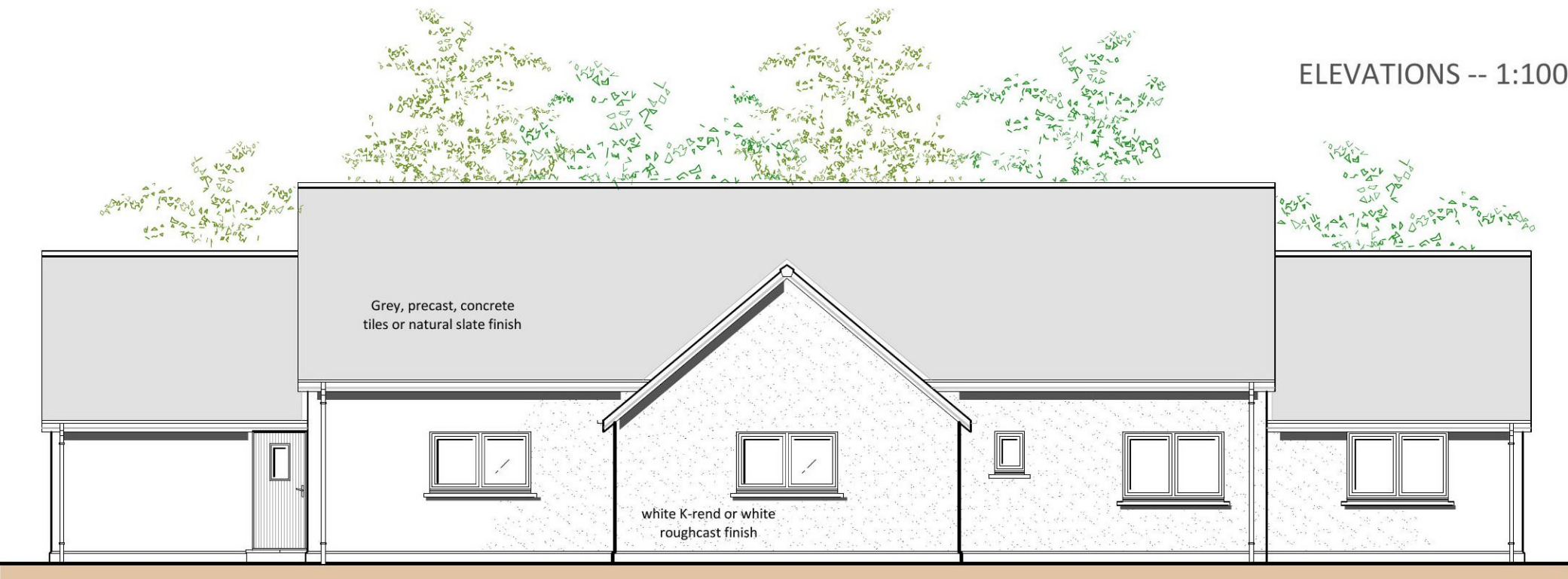




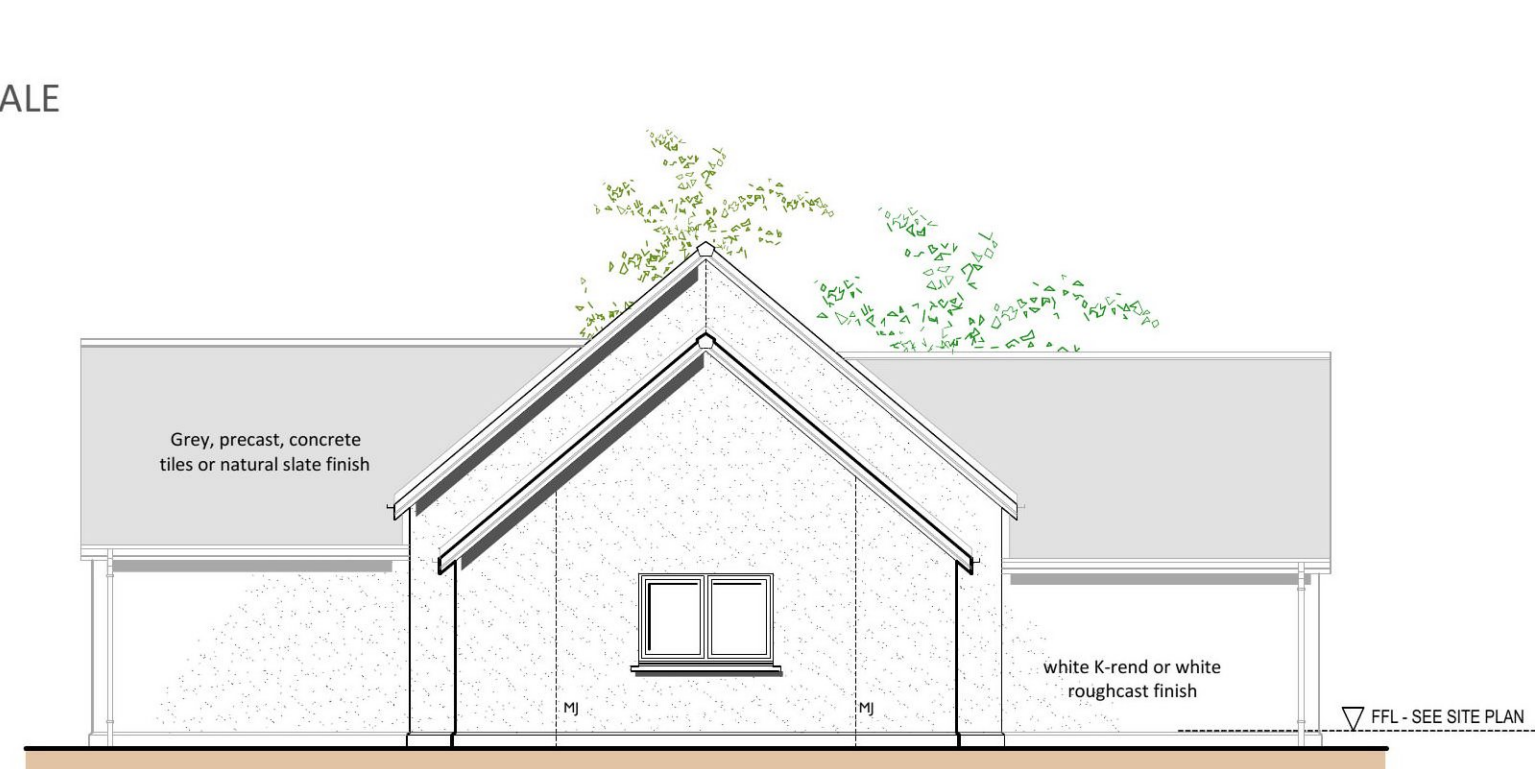
FRONT ELEVATION



SIDE ELEVATION

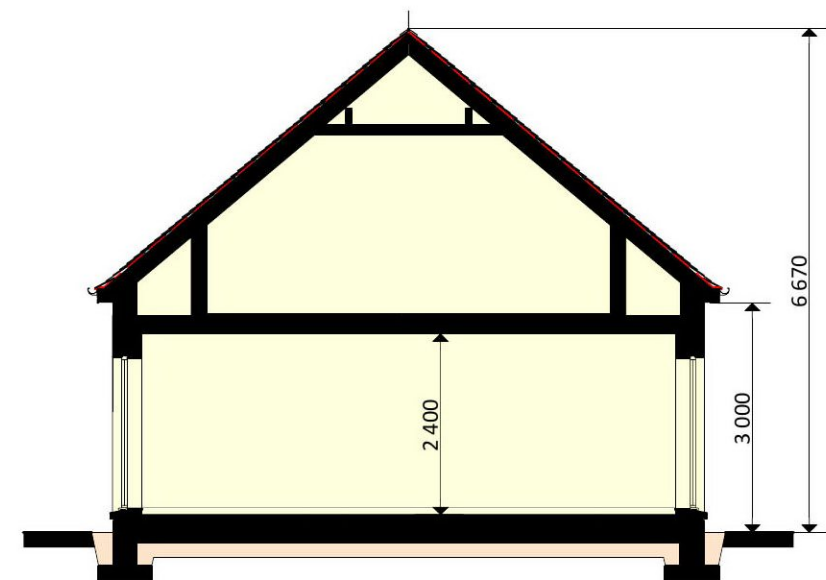


REAR ELEVATION



SIDE ELEVATION

ELEVATIONS -- 1:100 SCALE



TYPICAL SECTION



3D PHOTOMONTAGE DENOTING HOW DWELLING-HOUSE MAY APPEAR WHEN COMPLETE

SPECIFICATION

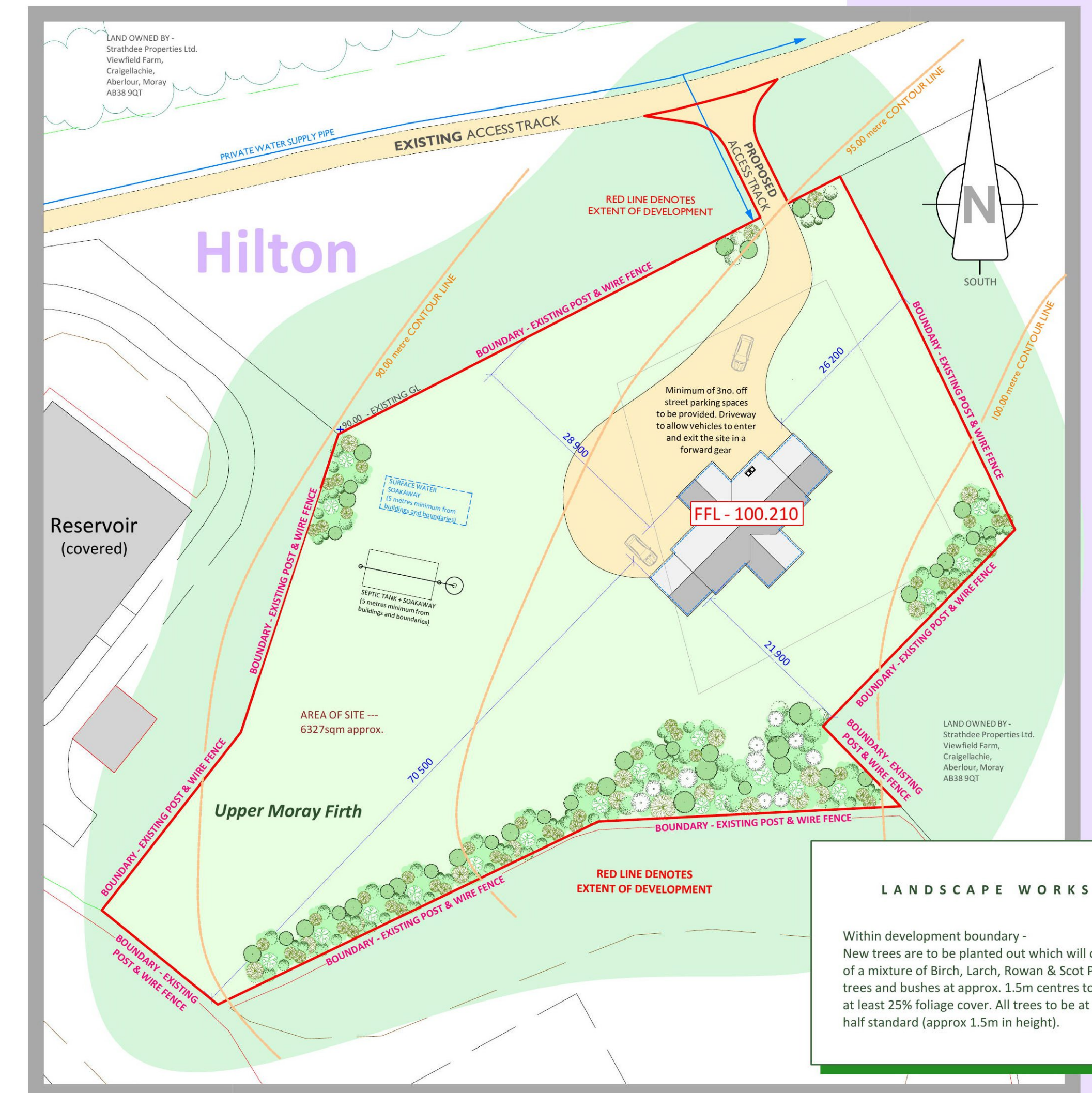
- DRAINAGE
Foul water taken to septic tank.
Surface water taken to soakaway
- EXTERNAL WALLS
White 'K' render or white roughcast.
Natural stone.
- ROOF
Grey, precast, concrete tiles or
natural slates
- WINDOWS / DOORS
Grey / White Upvc / timber
windows



GROUND FLOOR PLAN

(SCALE -- 1:100)

FLOOR AREA -- 193 sqm
GARAGE -- 26 sqm



SITE PLAN (SCALE 1:500)

LANDSCAPE WORKS

Within development boundary -
New trees are to be planted out which will consist
of a mixture of Birch, Larch, Rowan & Scot Pine
trees and bushes at approx. 1.5m centres to give
at least 25% foliage cover. All trees to be at least
half standard (approx 1.5m in height).

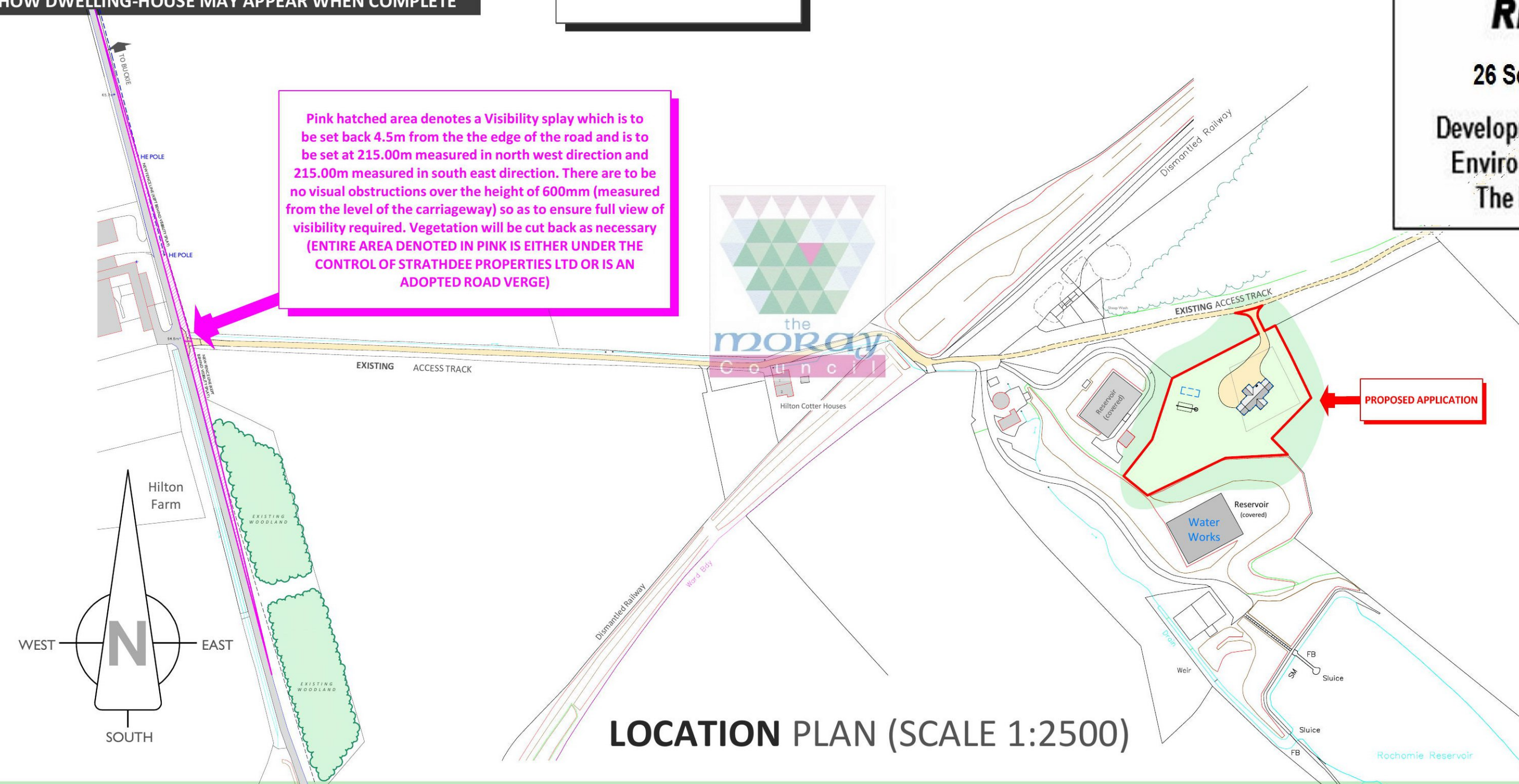
Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

26 September 2017

Development Management
Environmental Services
The Moray Council

Upper
Moray
Firth



LOCATION PLAN (SCALE 1:2500)

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 west direction and
215.00m measured in south east direction. There are to be
no visual obstructions over the height of 600mm (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)



Strathdee
Properties Ltd.

Proposed erection of dwellinghouse
with integrated garage At Upper
Moray Firth, Hilton Farm, by Buckie,
Moray For Mr Gavin Strathdee
planning drawing general arrangement

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

DRAWING no.
U-M-FIRTH / PLANNING / 01

SCALE
AS STATED (A1)

DRAWN BY
S.Reid MCIAT

DATE
AUGUST 2017