



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 100063193-001

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? *

☒ 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:	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

844141

Easting

325892

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3651.00

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)? * <div style="margin-top: 5px;"> <input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required </div>	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> New/Altered septic tank. <input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets). </div>	
What private arrangements are you proposing for the New/Altered septic tank? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> Discharge to land via soakaway. <input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway). <input type="checkbox"/> Discharge to coastal waters. </div>	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * <div style="border: 1px solid black; padding: 10px; min-height: 100px; margin-top: 5px;"> Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway. Surface water will be taken to an appropriately designed soakaway. </div>	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <div style="text-align: right;"> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div>	
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: 17/08/2017

☒ 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: 18/08/2017

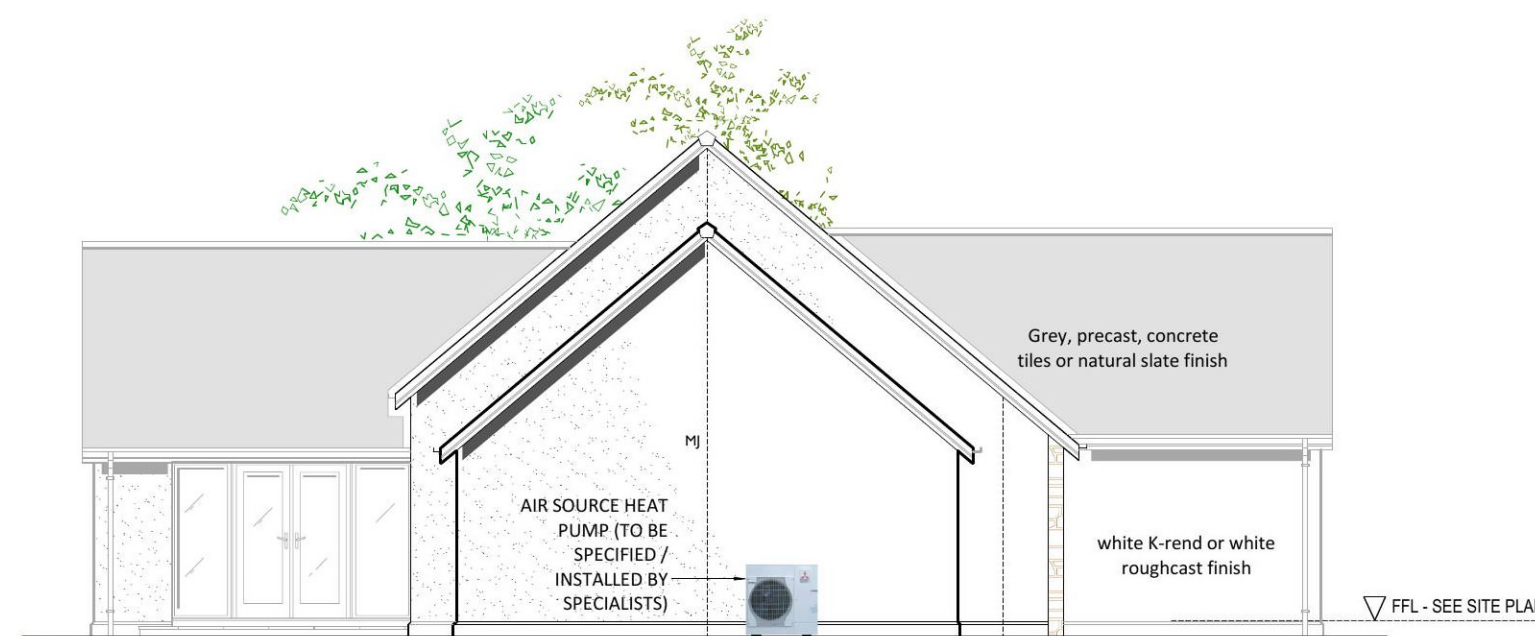
Payment Details

Cheque: STRATHDEE PROPERTIES LTD., 200307

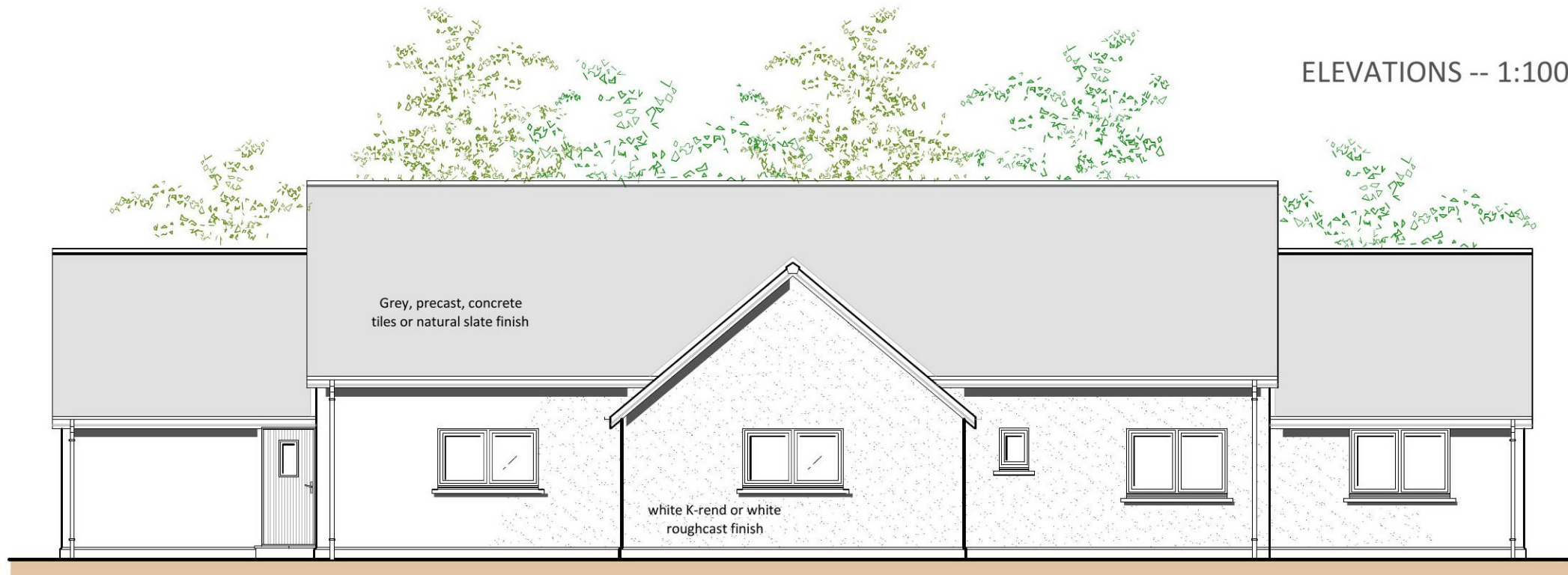
Created: 18/08/2017 09:49



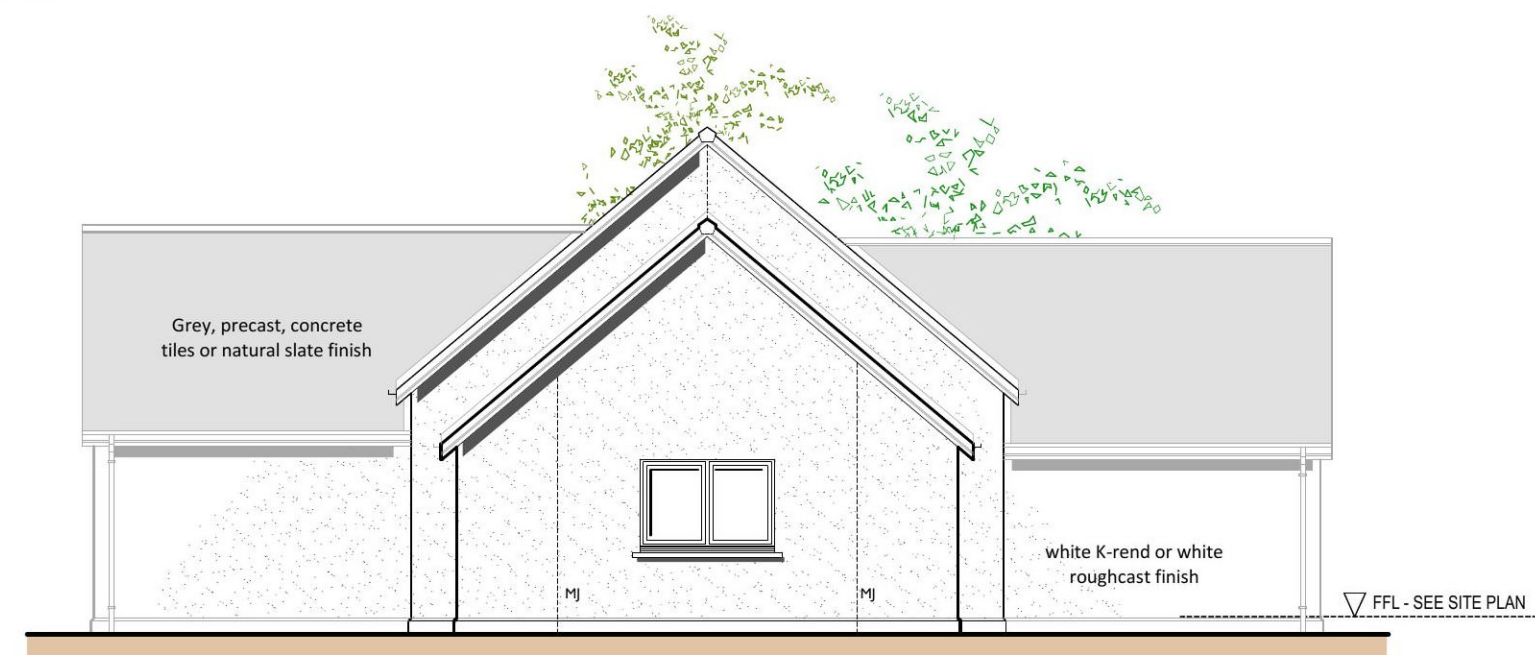
FRONT ELEVATION



SIDE ELEVATION

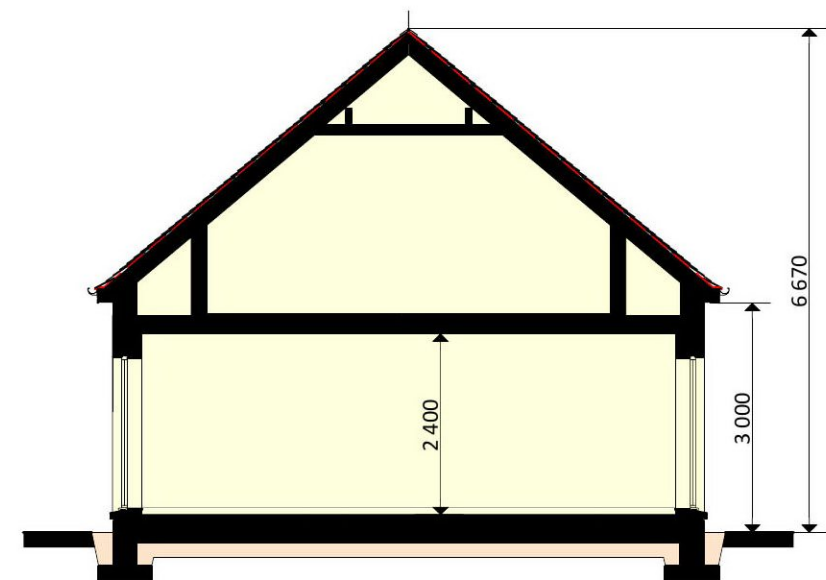


REAR ELEVATION



SIDE ELEVATION

ELEVATIONS -- 1:100 SCALE



TYPICAL SECTION



GROUND FLOOR PLAN

(SCALE -- 1:100)

FLOOR AREA -- 193 sqm

GARAGE -- 26 sqm



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' rend or white roughcast.
Natural stone.

ROOF
Grey, precast, concrete tiles or
natural slates

WINDOWS / DOORS
Grey / White Upvc / timber
windows

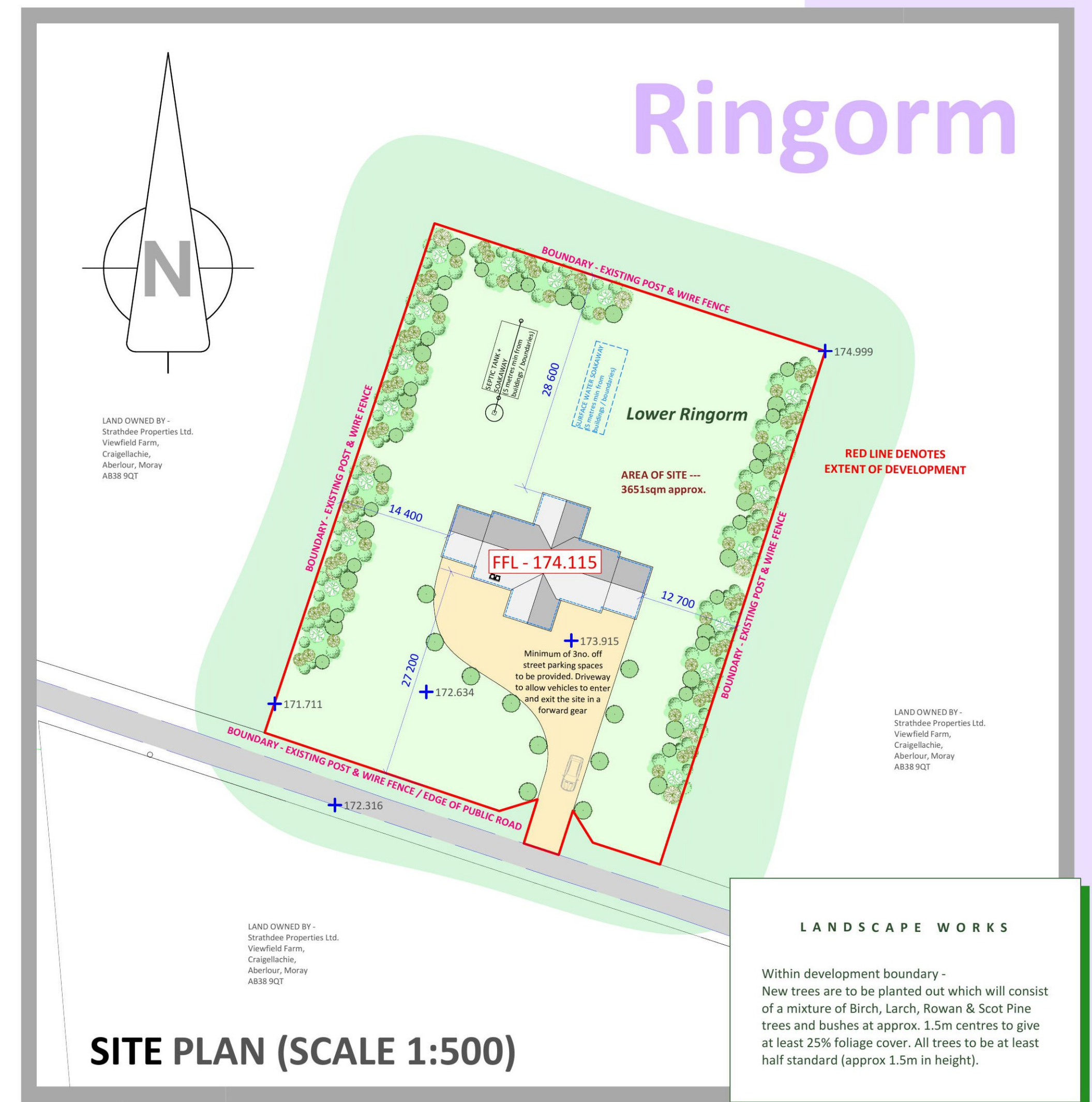
Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

10 October 2017

Development Management
Environmental Services
The Moray Council

Pink hatched area denotes a Visibility splay which is to be set back 2.4m from the edge of the road and is to be set at 160.00m measured in north west direction and 120.00m 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)



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).

Lower
Ringorm



Strathdee
Properties Ltd.

VIEWFIELD FARM,
CRAIGELLACHIE,
ABERLOUR, MORAY,
AB38 9QT

T - (01340) 881784

E - info@strathdeeproperties.com

DRAWING no.
LOW-RING / PLANNING / 01

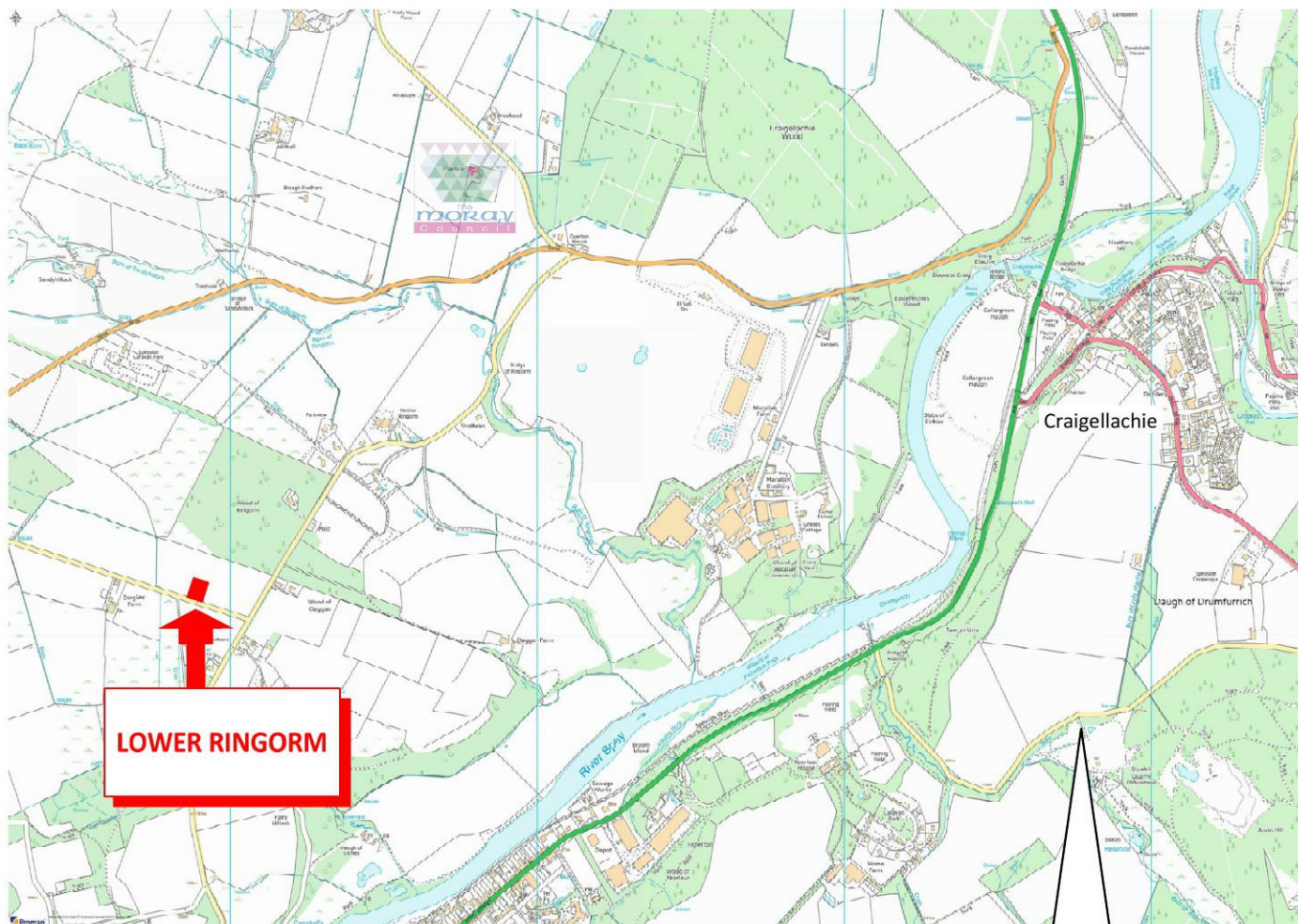
SCALE
AS STATED (A1)

DRAWN BY
S.Reid MCIAT

DATE
AUGUST 2017



Proposed erection of dwellinghouse
with integrated garage At Lower
Ringorm, Elchies, Craigellachie,
Moray For Mr Gavin Strathdee
planning drawing general arrangement



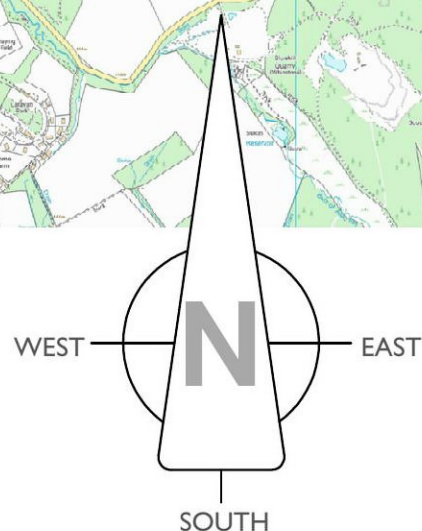
OS LOCATION PLAN (NOT TO SCALE)

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

REFUSED

10 October 2017

Development Management
Environmental Services
The Moray Council



**Proposed erection of dwellinghouse with integrated
garage At Lower Ringorm, Elchies, Craigellachie,
Moray For Mr Gavin Strathdee**



Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	11th September 2017
Planning Authority Reference	17/01287/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage
Site	Lower Ringorm Elchies Criagellachie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133056882
Proposal Location Easting	325884
Proposal Location Northing	844149
Area of application site (Ha)	3651 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OV0U64BGI5Y00
Previous Application	09/01883/APP 05/02181/FUL 05/00709/FUL
Date of Consultation	28th 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	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: 17/01287/APP

Erect dwellinghouse with integrated garage Lower 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:
Consultee:

Date.....05/09/17.....
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.

DEVELOPER OBLIGATIONS: ASSESSMENT REPORT

Date: 30/08/2017

Reference: 17/01287/APP

Description: Erect dwellinghouse with integrated garage at Lower Ringorm, Elchies, Craigellachie

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>Contribution towards reconfiguration of Aberlour Health Centre and 1 Additional Dental Chair</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

Pupils generated by this development are zoned to Rothes Primary School. The school is currently operating at 62% functional capacity and the additional pupil as a result of the development can be accommodated. As a result, no mitigation is necessary.

Contribution towards Primary Education = Nil

Secondary Education

Pupils generated by this development are zoned to Speyside 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*).

Aberlour Health Centre is the nearest settlement within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Aberlour Health Centre is currently working beyond design capacity and existing space will be required to be reconfigured and that 1 Additional Dental Chair will be required.

Contributions are calculated based on a proportional contribution of £611 per SRUE for the reconfiguration of the health centre and £1,023.57 per SRUE for the additional dental chair.

[REDACTED]

[REDACTED]

[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 Craigellachie 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.

From: DeveloperObligations
Sent: 30 Aug 2017 09:58:44 +0100
To: DC-General Enquiries
Cc: Shona Strachan
Subject: 17/01287/APP Erect dwellinghouse with integrated garage at Lower Ringorm, Elchies, Craigellachie
Attachments: 17-01287-APP Erect dwellinghouse with integrated garage at Lower Ringorm, Elchies, Craigellachie.docx

Hi

Please find attached the developer obligations 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

Consultation Request Notification

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Proposal Location Easting	325884
Proposal Location Northing	844149
Area of application site (Ha)	3651 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OV0U64BGI5Y00
Previous Application	09/01883/APP 05/02181/FUL 05/00709/FUL
Date of Consultation	28th 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	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:

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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: 17/01287/APP

Erect dwellinghouse with integrated garage Lower 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: Kevin Boyle
email address:
Consultee:

Date: 30 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.



12th September 2017

Moray Council
Council Office High Street
Elgin
IV30 9BX

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

SITE: AB38 Criagellachie Criagellachie Lower Ringorm
PLANNING REF: 17/01287/APP
OUR REF: 750025
PROPOSAL: Erect dwellinghouse with integrated garage

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- There is currently sufficient capacity in the **Badentinan 1994** Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Foul

- There is currently sufficient capacity in the **Aberlour 1970** Waste Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area then they should write to the Customer Connections department at the above address.
- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Megan Innes

Technical Analyst

Megan.Innes2@scottishwater.co.uk

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	11th September 2017
Planning Authority Reference	17/01287/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage
Site	Lower Ringorm Elchies Criagellachie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133056882
Proposal Location Easting	325884
Proposal Location Northing	844149
Area of application site (Ha)	3651 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OV0U64BGI5Y00
Previous Application	09/01883/APP 05/02181/FUL 05/00709/FUL
Date of Consultation	28th 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	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:

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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: 17/01287/APP

Erect dwellinghouse with integrated garage Lower 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 2.4 metres by 160 metres to the west, and 2.4 metres by 120 metres to the east showing boundary walls/fences/hedges 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.

2. Prior to any development works commencing:

- i) a detailed drawing (scale 1:500) showing the location and design of a passing place on the section of the U138E Elchies Road (to the Moray Council standards and specification), shall be submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority; and
- ii) thereafter the passing place shall be constructed in accordance with the approved drawing prior to any development works commencing (except for those works associated with the provision of the passing place).

3. Prior to the commencement of development details shall be submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, to ensure no water or loose material shall be permitted to drain or be carried onto the public footpath/carriageway for the life time of the development.

4. Notwithstanding the submitted details an access lay-by 8.0m 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.
5. The width of the vehicular access shall be minimum 3.5m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 5m 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.
6. 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.
7. 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.
8. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.
9. No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height and fronting onto the public road shall be within 2.4m of the edge of the carriageway.
10. New boundary walls/fences shall be set back from the edge of the public carriageway at a minimum distance of 2.0m and to a position behind the required visibility splays.

REASONS

1. 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.
2. 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.
3. 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.
4. To enable visiting service vehicles to park clear of the public road in the interests of road safety through the provision of details currently lacking.
5. To ensure acceptable infrastructure at the development access.
6. To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.

7. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.
8. To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road
9. 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.
10. To ensure acceptable development in the interests of road safety.

Further comment(s) to be passed to applicant

Planning consent does not carry with it the right to carry out works within the public road boundary.

Before commencing development the applicant is obliged to apply for Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads. The applicant will be required to provide technical information, including drawings and drainage calculations (Passing Place). 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.

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 their property.

The applicant 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/AG

email address: transport.develop@moray.gov.uk

Consultee: TRANSPORTATION

Date 31 August 2017

Return response to	consultation.planning@moray.gov.uk
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REPORT OF HANDLING

Ref No:	17/01287/APP	Officer:	Shona Strachan
Proposal Description/ Address	Erect dwellinghouse with integrated garage Lower Ringorm Elchies Criagellachie Moray		
Date:	10/10/17	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	30/08/17	No objection
Contaminated Land	05/09/17	No objection
Transportation Manager	31/08/17	No objection subject to conditions and informatives
Scottish Water	12/09/17	No objection but this does not guarantee connection to Scottish Water infrastructure.
Planning And Development Obligations	31/08/17	Contributions sought towards demand responsive transport service and expansion of health care facilities.
Aberdeenshire Council Archaeology Service	01/09/17	No objection

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
BE1: Sch Monuments and Nat Designations	N	
IMP3: Developer Obligations	N	
H7: New Housing in the Open Countryside	Y	
EP9: Contaminated Land	N	
IMP1: Developer Requirements	Y	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	

EP2: Recycling Facilities	N	
E7: AGLV and impacts on wider landscape	Y	

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

Planning permission is sought for the erection of a dwellinghouse with an integral garage at Lower Ringorm, Elchies, Craigellachie.

The proposed house is a four bedroom, single-storey, dwelling with all accommodation located on the ground floor. The design of the dwelling incorporates a projecting, glazed, gable feature on the front elevation and an integral garage. The proposed material finishes include white render and natural stone for the walls, a grey concrete tile or natural slate roof, and either white or grey UPVC or timber windows and doors.

The site will be accessed from the U138E Elchies Road located to the south of the site.

The dwelling will connect to the public water supply. The proposed drainage arrangements include an on-site septic tank with soakaway and a separate on-site surface water soakaway.

Site Characteristics

The site is a rectangular-shaped parcel of land, approx. measures 3651.00 sq m, which forms part of a larger field. The site is separated from the surrounding field by an existing post and wire fencing, approx. 1m in height. As an area of rough grassland enclosed by a fence, the site stands in contrast to the field crop which surrounds the site. The public road lies along the southern boundary of the site. The Wood of Ringorm is approximately 90m to the north of the site and beyond the boundary of the larger field area within which the site is set.

The site is located within an open landscape setting. There are no immediate neighbouring properties adjoining the site. Together with housing visible within the Wood of Ringorm to the north, there are a number of existing and new/recently approved dwellings which are considered to contribute to a notable build-up of development in the vicinity of this site (see Appendix 1 for details together with an accompanying plan showing the extent of build-up in the vicinity of the site).

The site is located in the Speyside Area of Great Landscape Value, as defined by the MLDP 2015.

Planning History

Much of the western part of the site was included as part of the site area for applications 09/01883/APP and 05/00709/APP, as refused planning permission on 2 March 2010 and 16 June 2005 respectively. Both applications were refused on location/siting grounds, based on the prominence of the site and where development would fail to integrate sensitively into the open countryside thereby detracting from the character of the landscape at this location which is part of the Speyside AGLV.

See Appendix 1 together with the plan appended to this report regarding the planning history and extent of build-up in the vicinity of this site.

Policy Assessment

Siting and Impact on the Rural Character of the Surrounding Area (H7, IMP1, E7 + Supplementary Guidance: Housing in the Countryside and Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses 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.

The Council's associated Supplementary Guidance on Housing in the Countryside (SG) advises that *"An obtrusive structure means that it is designed or situated in a position where it would have a negative impact on the landscape or character of the area. Development that is obtrusive usually occupies an open 'elevated' position with no discernible backdrop or enclosure within reasonable proximity. ..."* (page 15) and 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"* and that further development contributing to build-up *"... could irreversibly alter the character in the locality."* (page 14).

As a material consideration, the Council's Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside was agreed on 15 August 2017. From this Guidance (and the build-up plan appended to this report), the proposed site adjoins identified concentrations of housing located within the Archiestown Study Area wherein it is noted that *"... the cumulative build up apparent across the study area threatens to detract from the distinctive pattern of small farms and planned settlements ..."* and *"... that further cumulative build-up would significantly affect the landscape and visual character of the area"* (pages 16 and 17 refer).

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.

With the site being located in the Speyside Area of Great Landscape Value (AGLV), Policy E7 requires that all developments in AGLVs must incorporate the highest standards of siting and design for rural areas and that, to be acceptable, proposals must not have a significant adverse impact on the landscape character of the area.

In this instance, the site is located in an open landscape setting which, as a result of the surrounding topography, affords distant views both to and from the site. The woodland block at Wood of Ringorm

to the north is too detached and distant from the site to provide any meaningful backdrop, enclosure or screening to the site and without immediate backdrop and/or enclosure, the dwelling/the site would remain obtrusive in its setting. Notwithstanding proposals to introduce landscaping into the site, which would take time to become established and reach maturity, if at all, the dwelling would remain an obtrusive form of development. Previous applications on part of this site were also rejected owing to their obtrusive nature and form of development and impact on this locality.

As noted also, at the time of the earlier applications, the existing fence boundaries which enclose the site do not visually distinguish the site in any significant way nor do they provide any effective means in integrating the development into the site, and there are no landscape features which naturally separate the site from the adjoining land or help to off-set the otherwise prominent and obtrusive siting that would result from any dwelling on the site. In these terms, the proposal would fail to integrate sensitively with the surrounding landscape including the Speyside AGLV within which it is located and on these grounds, the proposal would be contrary to policies H7, IMP1 and E7.

As highlighted, there exists a high number of existing and new/recently approved dwellings in the vicinity of the site (see Appendix 1 and plan showing the extent of build-up of development within the surrounding area). This somewhat uncharacteristic build-up and concentration of recent house building activity in this locality is identified in the recently agreed Guidance Note which, as a material consideration, highlights the adverse and unacceptable effects of such development in terms of landscape and visual impact.

In this case, the proposal, as an additional dwelling, would contribute to the continuing and further build-up of development (existing and/or proposed) in the surrounding area. Taking into account its detached siting relative to other development and its resultant obtrusive form of development, wherein any house on this site would not integrate sensitively into the landscape, the proposal would also serve to re-inforce the resultant continuing build-up of development in this area, a form of development which would detract from, be detrimental to, and undermine the character and appearance of, the surrounding open countryside, including the Speyside AGLV within which it is located. On this basis, this proposal would be contrary to the provisions of policies H7, IMP1 and E7 and the associated SG: Housing in the Countryside and Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside.

Whilst the location/siting aspects of the development are unacceptable, the proposal would potentially satisfy the design requirements of Policy H7 including landscaping requirements, subject to conditions where required, for example in specifying the landscaping arrangements and in defining the actual external material finishes to be used on the building (which should include natural slate for the roof). However, these design aspects do not over-ride the main policy objection concerning the unacceptable location/siting and resultant build-up characteristics of this development upon the surrounding locality.

Water and Drainage (EP5 and EP10)

Consideration over whether or not capacity is available together with the proposed/required arrangements for connection to the public water supply network will require separate liaison between the applicant and Scottish Water direct.

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, the proposed arrangements would be in line with policy EP10 and EP5. However, this does not over-ride the unacceptable location/siting nature of this proposal.

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 a required visibility splay, access specifications including provision of an access lay-by and a passing place, acceptable roads drainage measures, and requirements for

on-site parking, turning and boundary treatments. Based on these requirements, the proposal would satisfy Policies T2 and T5 but again, compliance with transport policies does not over-ride the main objection to this proposal in terms of it's 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 has 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 reconfiguration of health care facilities within the locality.

The agent has confirmed acceptance of the identified obligations adding that the required 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 it's 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 associated guidance and is therefore recommended for refusal.

Recommendation

Refuse

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
09/01883/APP	Erect dwellinghouse with attached double garage at South Ringorm Ringorm Craigellachie Moray			
	Decision	Refuse	Date Of Decision	02/03/10
05/02181/FUL	Form a sand manage erect open front shed (retrospective) and lean to hay store at Newfield Croft Craigellachie Aberlour Banffshire			
	Decision	Permitted	Date Of Decision	15/11/05
05/00709/FUL	Erect dwellinghouse at Newfield Croft Elchies Archiestown			
	Decision	Refuse	Date Of Decision	16/06/05

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	Departure from development plan	28/09/17	
PINS	Departure from development plan	28/09/17	

DEVELOPER CONTRIBUTIONS (PGU)		
Status	CONT SOUGHT	

DOCUMENTS, ASSESSMENTS etc. * <i>* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc</i>		
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)			

Appendix to 17/01287/APP:/

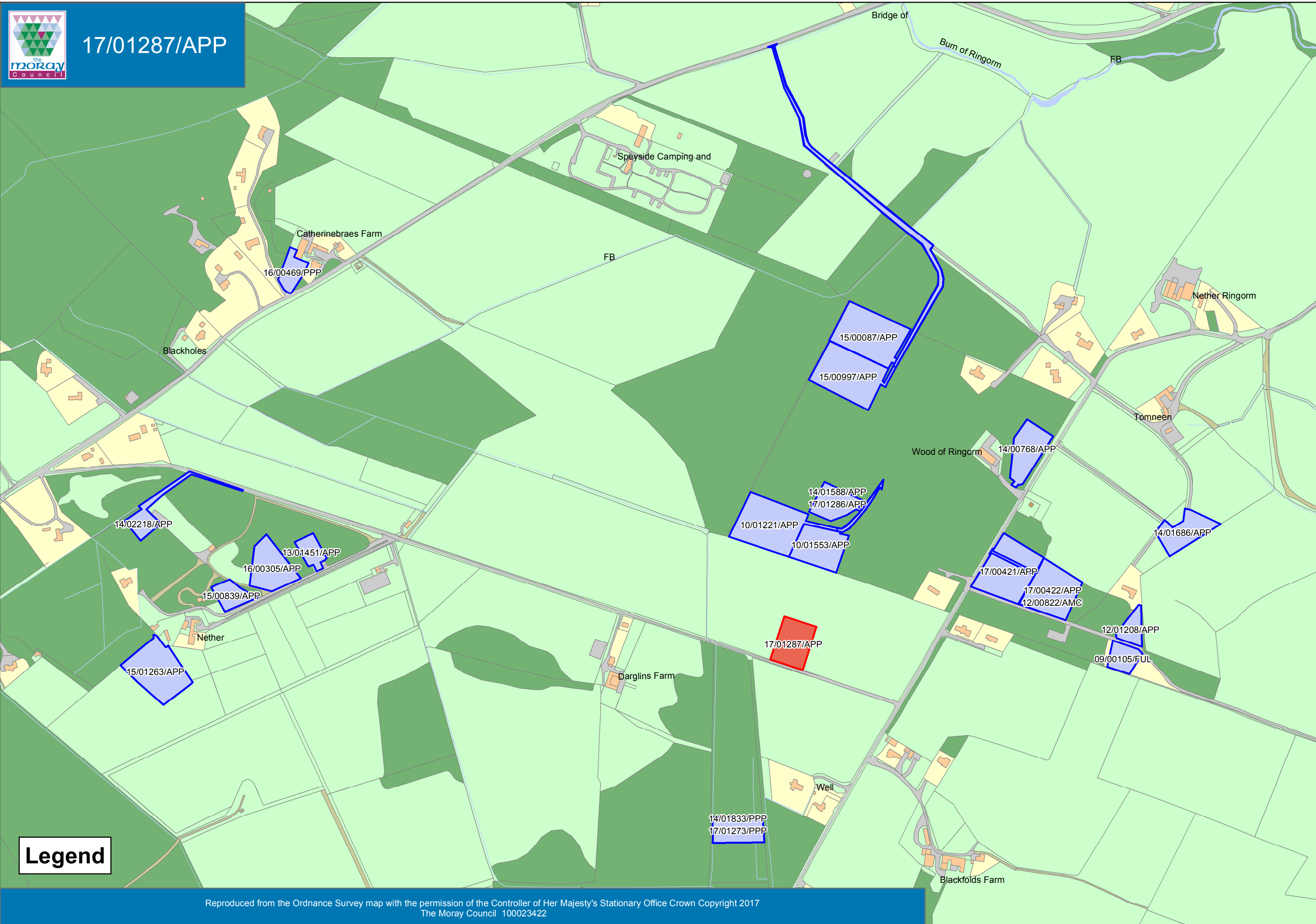
Appendix to 17/01287/APP:

Details of Applications regarding cumulative build up of housing at Archiestown

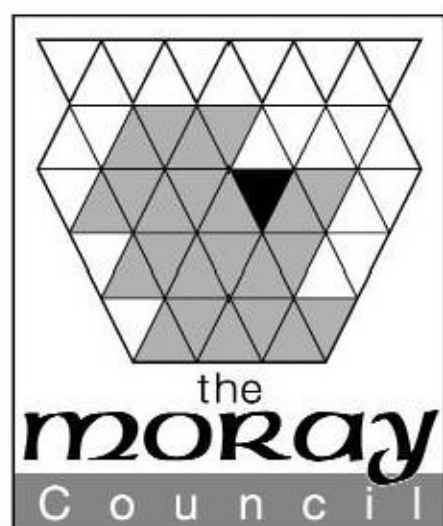
- 17/00421/APP, Site 1 Tomneen Woodland to the north east of the site, approved 5 May 2017
- 17/00422/APP, Site 2 Tomneen Woodland to the north east of the site, approved 5 May 2017
- 15/01263/APP, Site at Nether Tomlea to the south west of the site, allowed by Local Review Body 25 February 2016
- 14/02218/APP, Site at Nether Tomlea to the south west of the site, approved 9 February 2017
- 14/01686/APP, Site at Tomneen, to the north east of the site, approved 24 October 2014
- 14/00768/APP, Ringorm Meadows, to the north east of the site, approved on 18 June 2014 (development recorded as having commenced)
- 13/01451/APP, Site at Nether Tomlea, to the south west of the site, approved on 30 September 13 (development recorded as having commenced)
- 16/00469/PPP, Land adjacent to The Auld Mill, to the north west of the site, approved on 1 June 2016
- 16/00305/APP, Site adjacent to Tomlea House, to the south west of the site, approved on 18 April 2016
- 15/00839/APP, Site Adjacent to Nether Tomlea, to south west of the site, approved on 24 June 2015
- 12/01208/APP, Site in Natural Woodland Clearing Tomneen to the north east of the site, approved on 7 September 2012 (development recorded as having commenced)
- 15/00997/APP, Wood Of Ringorm View, to the north of the site, approved on 24 July 2015
- 15/00087/APP, Wood Of Ringorm Side, to north of the site, approved on 9 March 2015
- 10/01553/APP, Ringorm Lodge, to north of the site, approved on 17 February 2011 (development recorded as having commenced)
- 10/01221/APP, Ringorm Heights, to the north of the site, approved on 31 August 10 (development recorded as having commenced)
- 14/01833/PPP, site south of Darglins Farm, to the south of the site, approved on 4 November 2014
- 17/01273/PPP site south of Darglins Farm, to the south of the site approved 4 October 2017 (proposal granted as renewal of application 14/01833/PPP (as above))
- 14/01588/APP, Elchies Side, to the north of the site, approved on 30 September 2014
- 17/01286/APP, Elchies Side, to the north of the site, approved 26 September 2017 (proposal to revise house design and reposition garage as approved under application 14/01588/APP (as above))



17/01287/APP



Legend

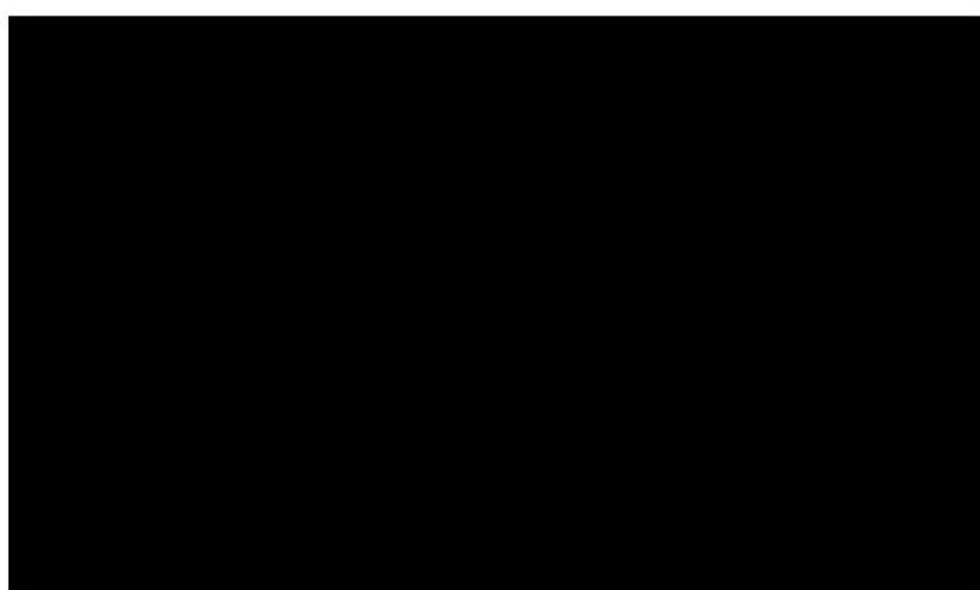


**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

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

TO

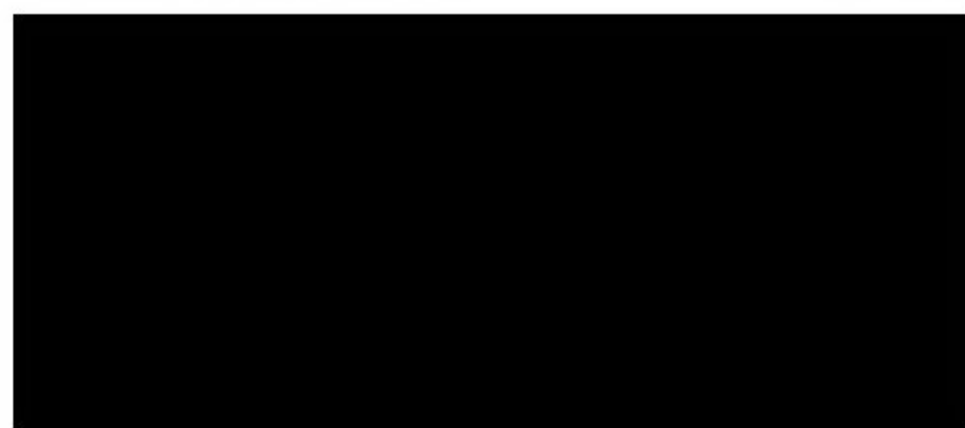


With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect dwellinghouse with integrated garage Lower Ringorm Elchies
Criagellachie Moray**

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

Date of Notice: **10 October 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 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 E7, H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' and the Guidance Note on 'Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside' where, because of it's unacceptable location/siting characteristics

- a) the site is located in an open landscape setting which affords distant views both to and from the site and together with a lack any existing meaningful and immediate backdrop and enclosure, the proposal would result in an obtrusive form of development which would not be integrated sensitively into the surrounding landscape; and
- b) furthermore, as an additional dwelling, the introduction of this proposal would contribute to the further build-up of development in this locality and both individually and cumulatively, as a result of its location/siting, the proposal would detract from, and undermine the character, appearance and amenity of the surrounding open rural countryside, including the Speyside AGLV within which the proposal is located.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
LOW-RING/PLANNING/01		Elevations floor plan site and location plan
LOW-RING/PLANNING/LP		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.scotland.gov.uk

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.