



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 100077374-001

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

862981

Easting

344554

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

3217.00

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)

FARMLAND

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: 01/12/2017

☒ 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: 05/12/2017

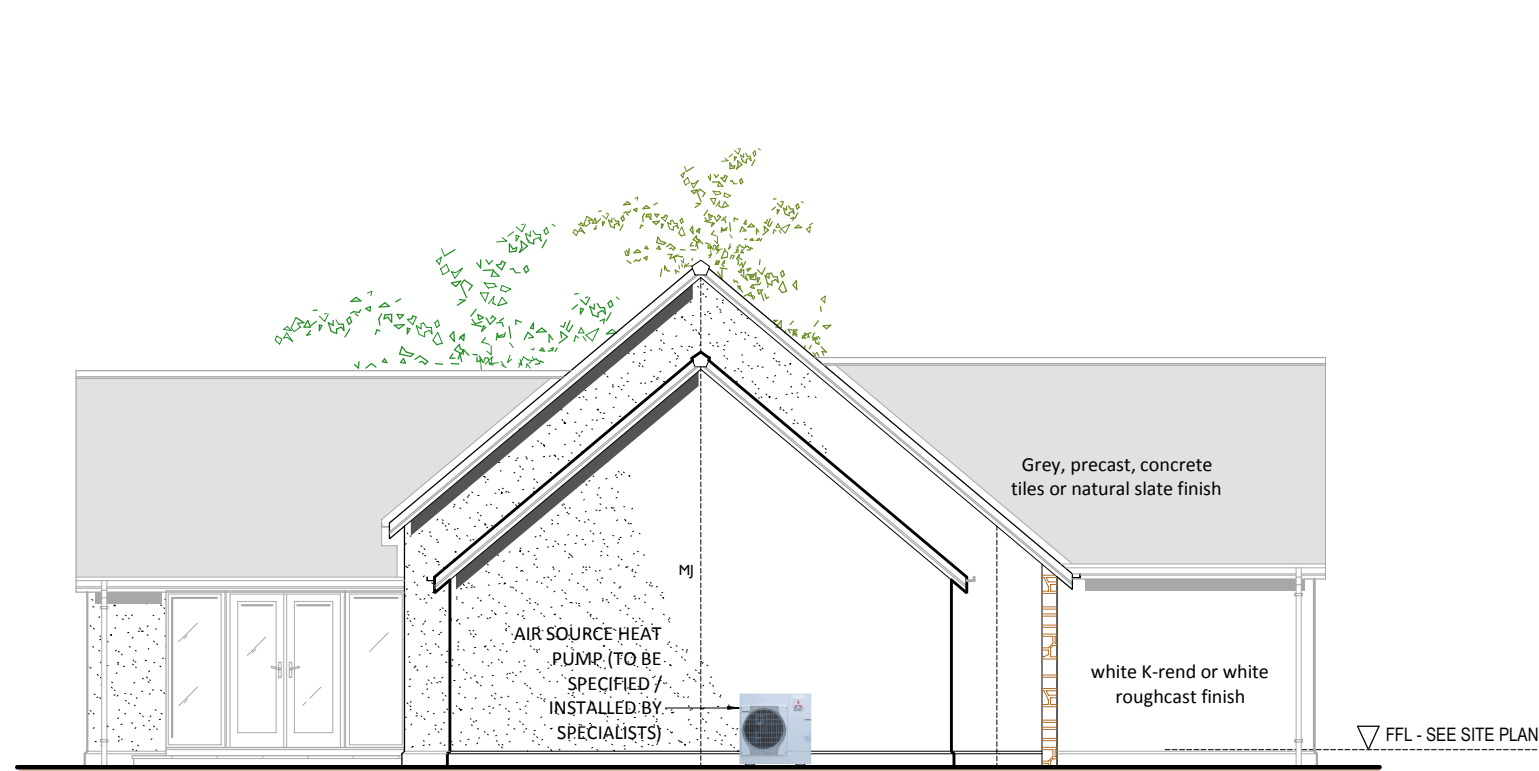
Payment Details

Cheque: Strathdee Properties Ltd., 200325

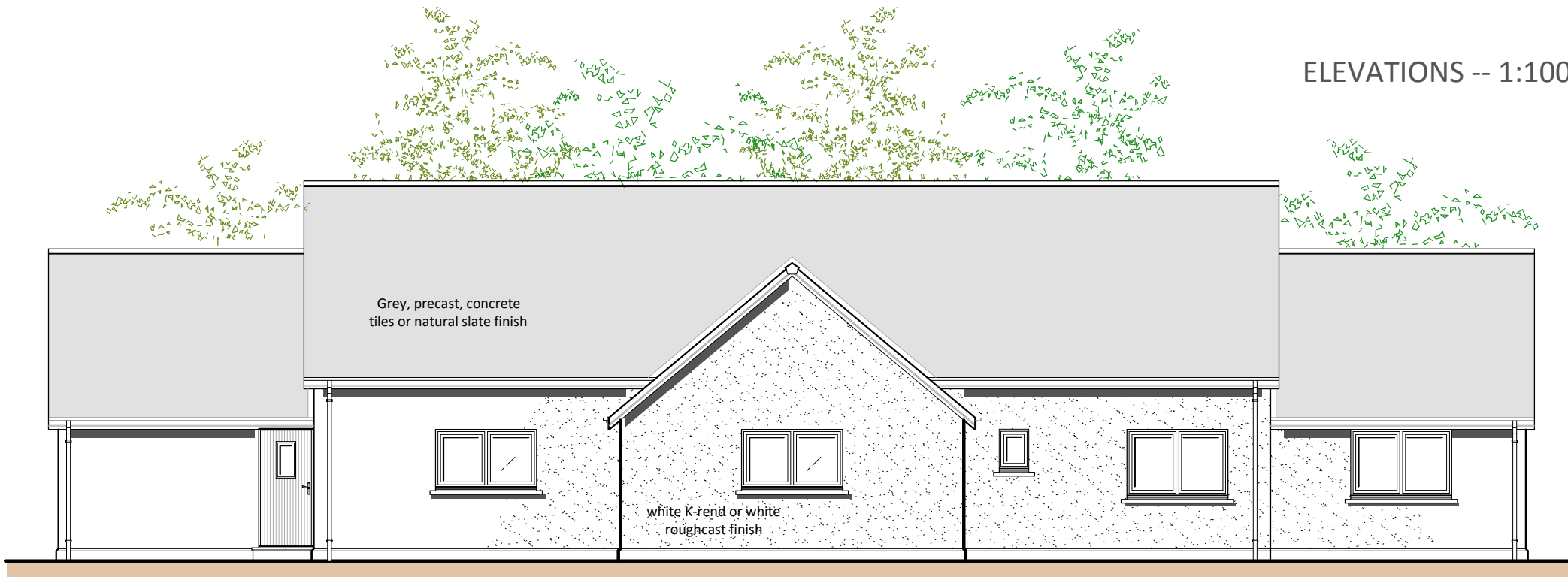
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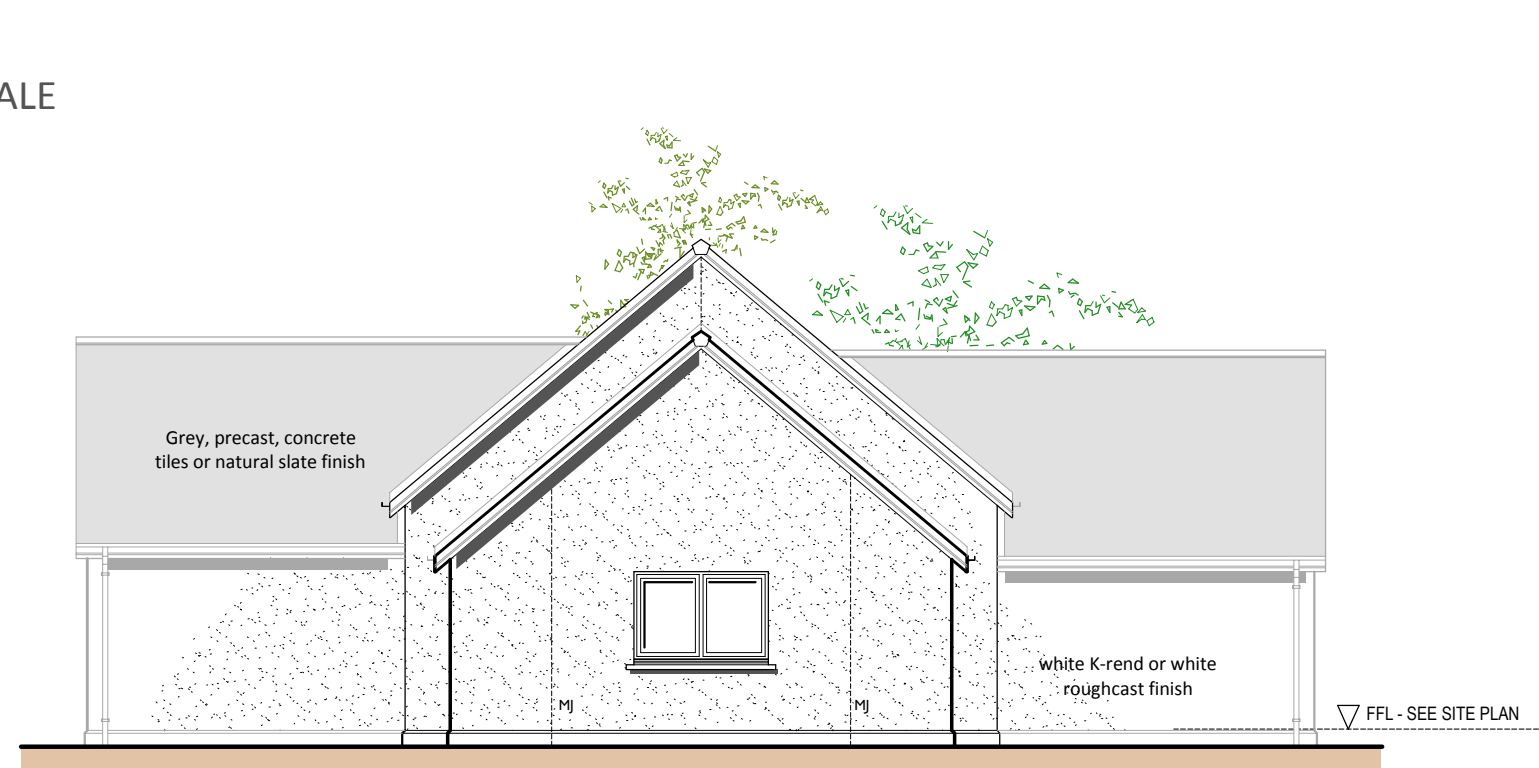
FRONT ELEVATION



SIDE ELEVATION

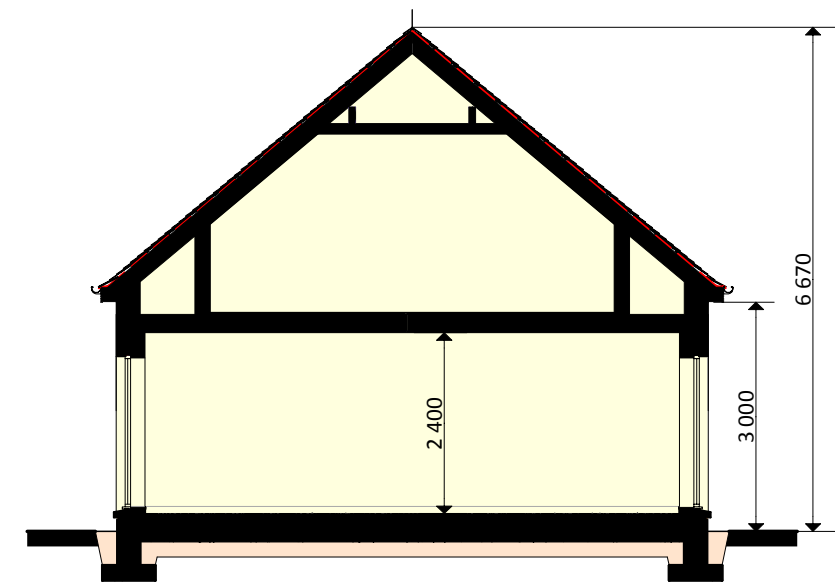


REAR ELEVATION



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' rend or white roughcast.
Natural stone.

ROOF
Grey, precast, concrete tiles or
natural slates

WINDOWS / DOORS
Grey / White Upvc / timber
windows



GROUND FLOOR PLAN

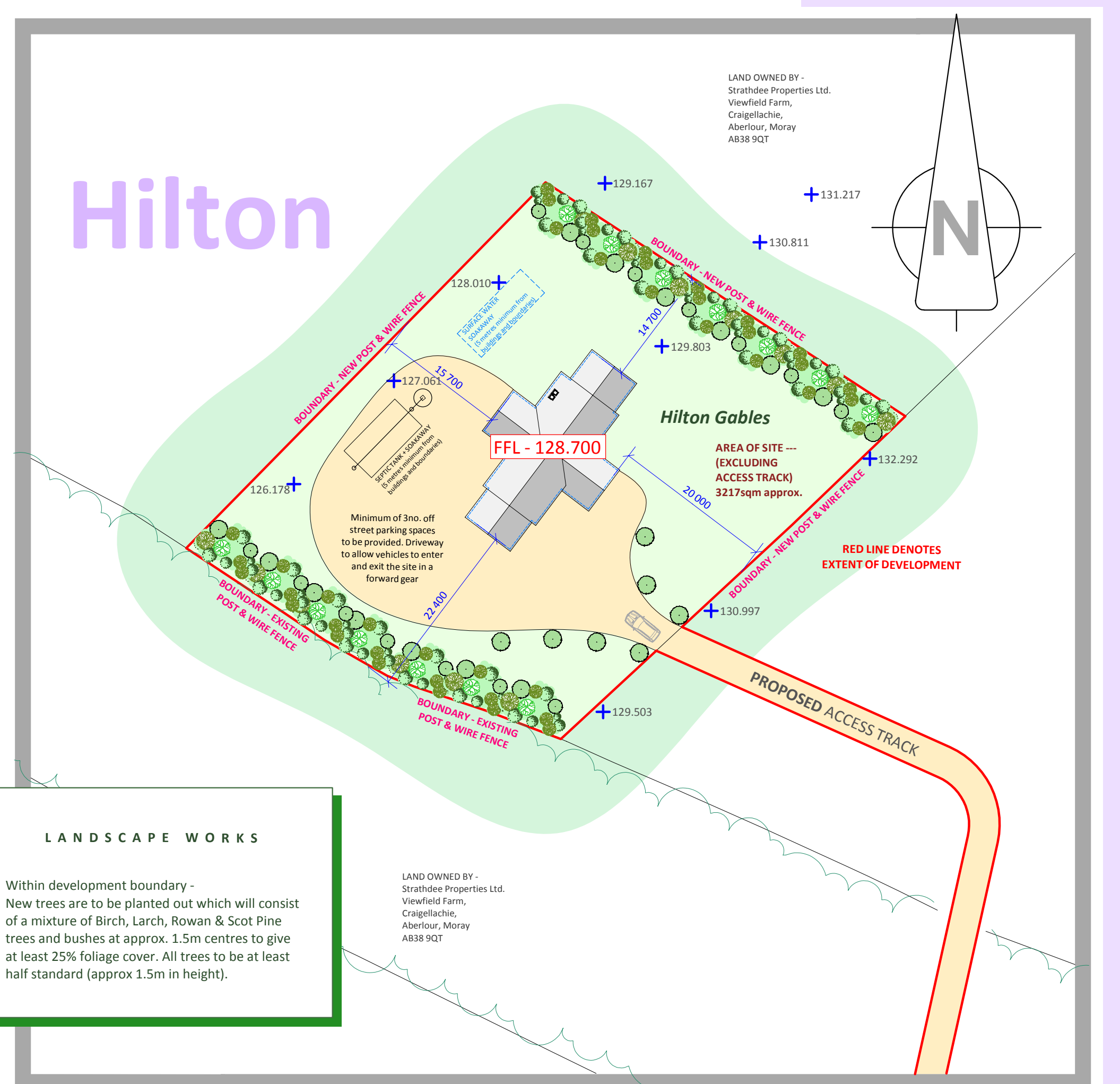
(SCALE -- 1:100)

FLOOR AREA -- 193 sqm
GARAGE -- 26 sqm

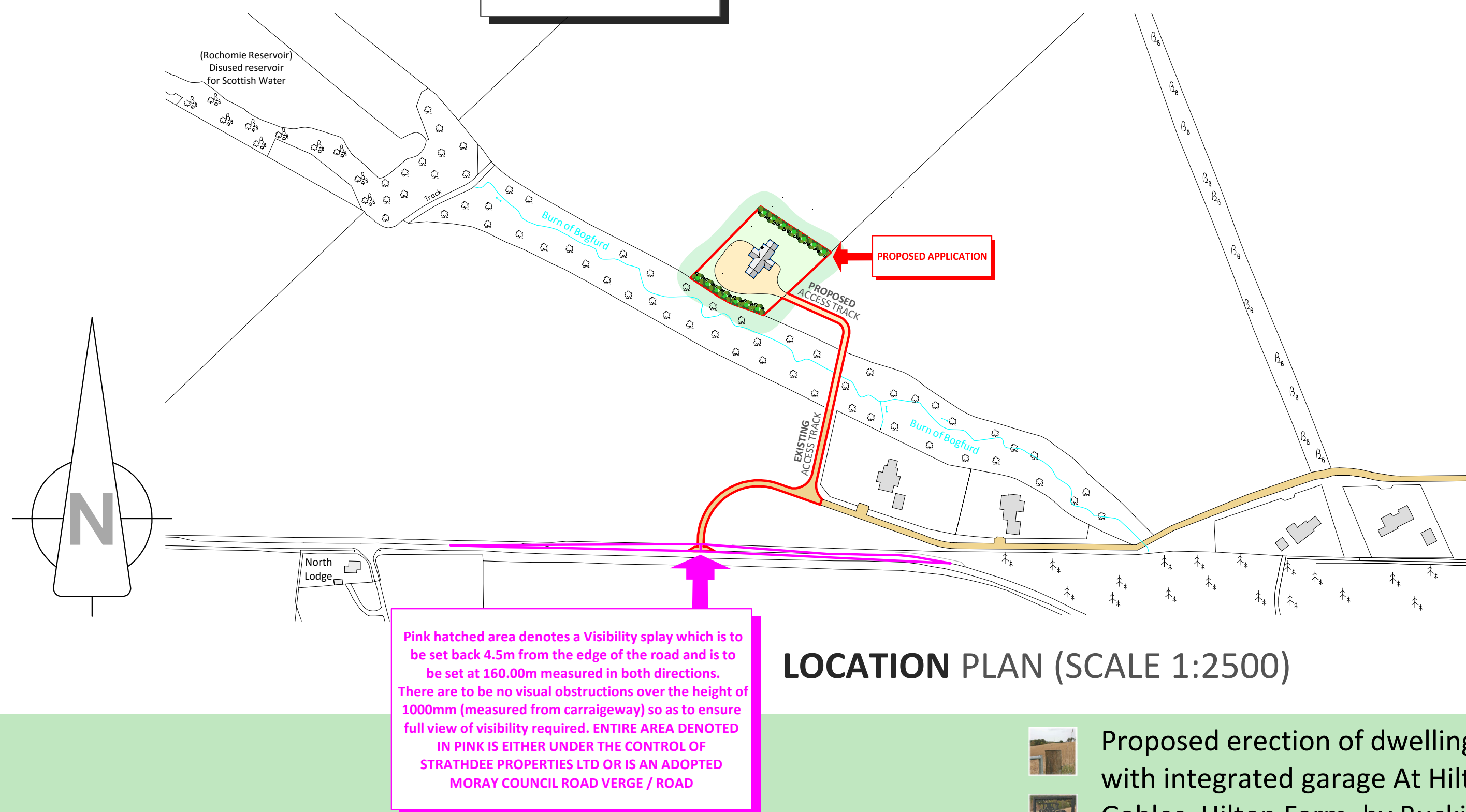
Hilton

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).

SITE PLAN (SCALE 1:500)



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 160.00m measured in both directions.
There are to be no visual obstructions over the height of
1000mm (measured from carriageway) so as to ensure
full view of visibility required. ENTIRE AREA DENOTED
IN PINK IS EITHER UNDER THE CONTROL OF
STRATHDEE PROPERTIES LTD OR IS AN ADOPTED
MORAY COUNCIL ROAD VERGE / ROAD

Hilton
Gables



Strathdee
Properties Ltd.

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

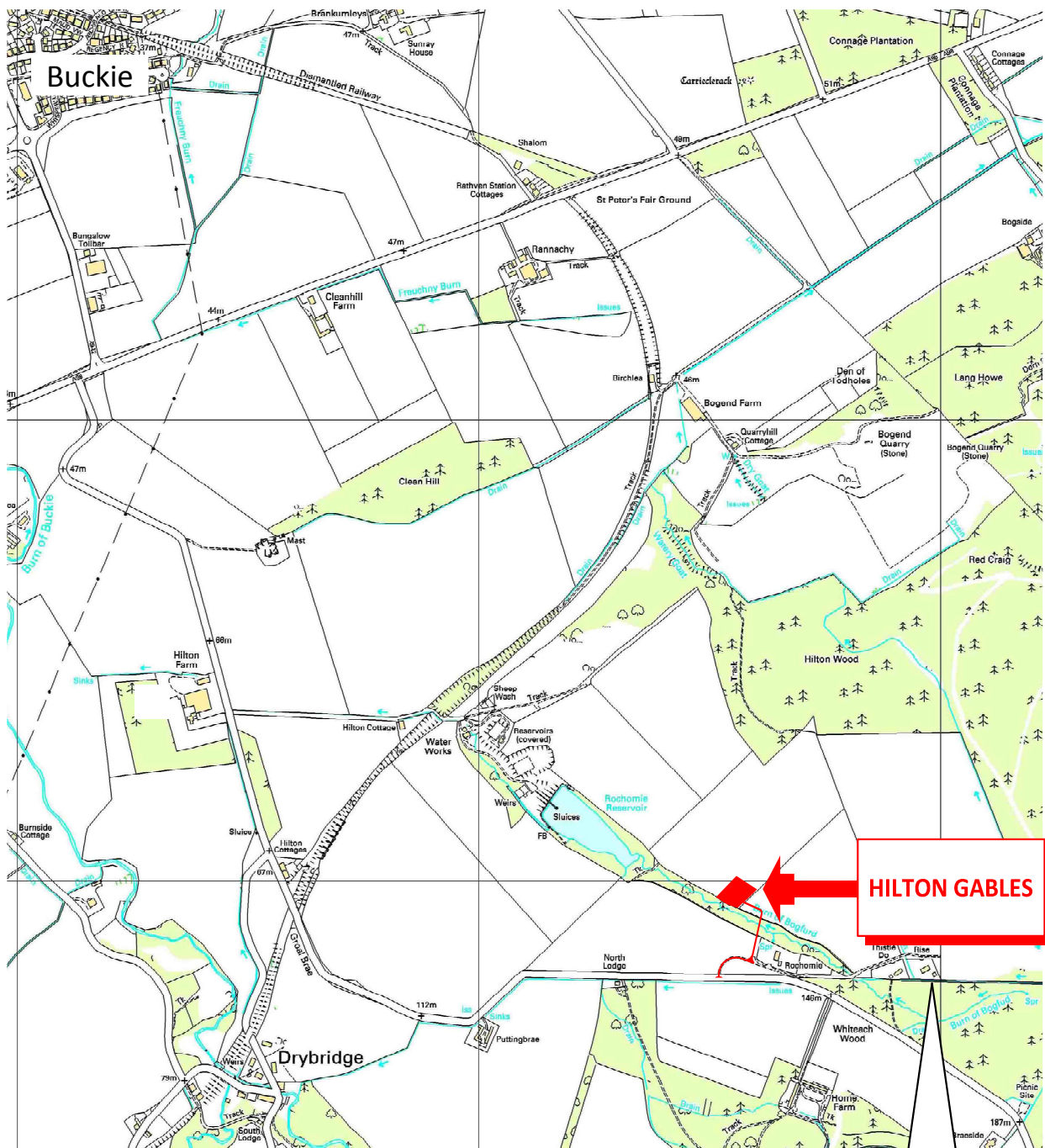
DRAWING no.
H-GABLES / PLANNING / 01

SCALE
AS STATED (A1)

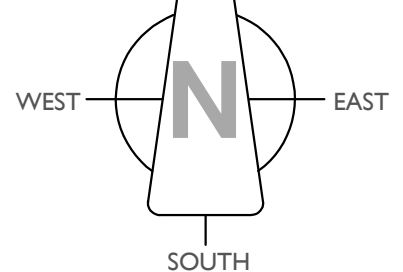
DRAWN BY
S.Reid MCIAT

DATE
DECEMBER 2017

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



OS LOCATION PLAN (NOT TO SCALE)



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



From: DeveloperObligations
Sent: Fri, 22 Dec 2017 12:14:18 +0000
To: DC-General Enquiries
Cc: Shona Strachan
Subject: 17/01861/APP Hilton Gables, Hilton Farm, Buckie
Attachments: 17-01861-APP Erect dwellinghouse at Hilton Gables, Hilton Farm, Buckie.docx

Hi.

Please find attached the developer obligation assessment that has been sent to the applicant. I will confirm whether the applicant is willing to pay the obligation in due course.

Kind regards,
Eily

DEVELOPER OBLIGATIONS: ASSESSMENT REPORT

Date: 22/12/2017

Reference: 17/01861/APP

Description: Erect dwellinghouse with integrated garage at Hilton Gables, Hilton Farm

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*).

Buckie 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 operating at capacity and needs to be extended to accommodate additional patients.

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.

**MORAY COUNCIL
PLANNING CONSULTATION RESPONSE**

From: The Moray Council, Flood Risk Management

Planning Application Ref. No: 17/01861/APP

Erect Dwellinghouse with integrated garage at Hilton Gables, Hilton Farm, Buckie, Moray by Mr Gavin Strathdee

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

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

Reason(s) for objection

Conditions(s)

The site for the proposed house is not located within an area of fluvial flooding. However, the location for the proposed house, surface water and foul soakaways are located in an area of known surface water issues, we would require the following:

- A Drainage Assessment for the development. This should include; percolation test results for the ground around both soakaways proving acceptable infiltration rates for the calculated post-development surface water run-off & foul rates for the site.
- Detailed drainage design by professional with experience of flood risk/drainage assessment management. This should include elevations & falls for pipes and soakaways.

Further comments(s) to be passed to applicant

Please note that the location of the proposed house is very close to an area of current surface water issues.

Further information required to consider the application

Contact:

Date

email address:

Phone No

Consultee: The Moray Council, Flood Risk Management

Consultation Request Notification - Private Water Supplies

Planning Authority Name	The Moray Council
Response Date	27th December 2017
Planning Authority Reference	17/01861/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Hilton Gables Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133071206
Proposal Location Easting	344555
Proposal Location Northing	862970
Area of application site (Ha)	3217 m2
Additional Comments	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=P0KWT4BGMP700
Previous Application	07/01935/AGR
Date of Consultation	13th December 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	Shona Strachan
Case Officer Phone number	01343 563303
Case Officer email address	shona.strachan@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

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

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

Please respond using the attached form:-

**MORAY COUNCIL
PLANNING CONSULTATION RESPONSE**

From: Environmental Health – Private Water Supplies

Planning Application Ref. No: 17/01861/APP

**Erect dwellinghouse with integrated garage at Hilton Gables 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 checked="" 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 |

Condition(s)

1. An adequate and wholesome water supply requires to be provided to comply with the Private Water Supplies Scotland Regulations 2006
2. 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

The reasons for all of these conditions: In the interests of public health a wholesome and sufficient private water supply is essential.

Contact: Madalina Vancea
email address:

Date: 3 January 2018

Phone No

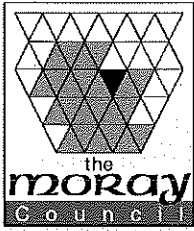
Consultee: Environmental Health – Private Water Supplies

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.

EX



DEVELOPMENT SERVICES

Ewan McNeil

Technical Officer

The Moray Council

PO Box 6760 High Street Elgin Moray IV30 9BX
Telephone: 01343 563330 Fax: 01343 563990

Mr Gavin Strathdee
Viewfield Farm
Craigellachie
Aberlour
Moray
AB38 9QT

E-mail: ewan.mcneil@moray.gov.uk

Website: www.moray.gov.uk

Your reference:

Our reference: 13/00008/BOREHO
17/05612/PWATER

EWMC - KATU

12th July 2017

Dear Mr Strathdee

Private Water Supplies (Scotland) Regulations 2006
Type A Supply - Source: Hilton Drybridge, 13/00008/BOREHO

I refer to the sample of water which was taken from the overflow pipe from the borehole at Hilton Drybridge on the 22nd of June 2017.

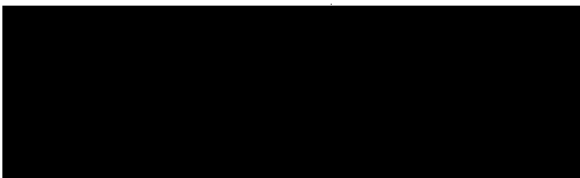
The sample has now been analysed and a copy of the analyst's report is enclosed for your records.

The results of analysis complied with the requirements of the above regulations.

The account for the sampling and analysis will follow in due course.

Should you wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely



Ewan McNeil
Technical Officer

Certificate of Bacteriological Examination

Potable Water Sample

Laboratory Reference: 10171058
Your Reference: 17/00380/PWSAMP
For the attention of: E McNeil
Received From: Moray Council Council Offices High Street
Elgin Moray
Received On: 22 June 2017
Sample Name: Overflow pipe from borehole pipe, Source Hilton Drybridge
Taken On: 22 June 2017
Date of Examination: 22 June 2017

Results of Examination

Method Code	Determination	Result	Units
i7404a	Total Coliforms	Not detected	Most Probable Number in 100 millilitre
i7404b	Escherichia coli	Not detected	Most Probable Number in 100 millilitre
i7604	Enterococci	Not detected	colony forming units per 100 millilitre

Comments: (1)

The above parameters comply 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: Kerry Parrott HNC, MIFST,

Status: Principal Scientist

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

Telephone Number: (01224) 491648

Date of Report: 27 June 2017

Issue Number: 1



1325

Certificate of Chemical Analysis

Potable Private Water Sample

Laboratory Reference: 10171061
Your Reference: 17/00380/PWSAMP
For the attention of: E McNeil
Received From: Moray Council Council Offices High Street
 Elgin Moray
Received On: 22 June 2017
Taken From: Overflow from borehole pipe, source Hilton, Drybridge
Taken On: 22 June 2017
Appearance: Clear, no sediment.
Odour: No smell.
Taste: No taste.

Results of Analysis

Method Code	Determination	Result	Prescribed Concentration or Value
i4221a (2)	Taste (0 pass, 1 fail)	0	
i4202a (2)	Odour (0 pass, 1 fail)	0	
i4203	pH	6.9	6.5 to 9.5
i4204	Conductivity	420 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_Pb	Lead (as Pb)	< 2 μ g/l	not more than 10 μ g/l
i4523_Mn	Manganese (as Mn)	43 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

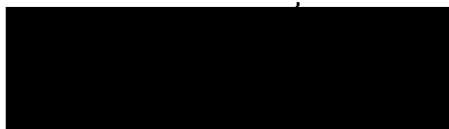
Comments:(1)

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.

(2) This determination is not included in the UKAS Accreditation Schedule of the laboratory

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

Date of Report: 4 July 2017

Issue Number: 1



Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	27th December 2017
Planning Authority Reference	17/01861/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Hilton Gables Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133071206
Proposal Location Easting	344555
Proposal Location Northing	862970
Area of application site (Ha)	3217 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=P0KWT4BGMP700
Previous Application	07/01935/AGR
Date of Consultation	13th December 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: Transportation Manager

Planning Application Ref. No: 17/01861/APP

Erect dwellinghouse with integrated garage at Hilton Gables 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. Prior to any development works commencing
 - i) a detailed drawing (scale 1:500) showing the location and design of a passing place on a single track section of the C11L Drybridge-Deskford Road between the A98 and the site access (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).

Reason: 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.

2. Notwithstanding the submitted details 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 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.

Reason: 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. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.

Reason: 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 access.

4. 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.

Reason: 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.

5. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

Reason: 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

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.

The formation of the required visibility splay will involve the removal of gorse and vegetation.

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 (Passing Place). The applicant will be required to provide technical information, including drawings and drainage calculations. 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 applicants shall free and relieve the Roads Authority from any claims arising out of their operations on the road or extension to the road.

No retaining structures or embankments shall be constructed along the edge of the road, whether retaining the public road or ground adjoining the public road without prior consultation and agreement of the Roads Authority.

Contact: DA/AG

Date 20 December 2017

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

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.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	27th December 2017
Planning Authority Reference	17/01861/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Hilton Gables Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133071206
Proposal Location Easting	344555
Proposal Location Northing	862970
Area of application site (Ha)	3217 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=P0KWT4BGMP700
Previous Application	07/01935/AGR
Date of Consultation	13th December 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

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Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Contaminated Land

Planning Application Ref. No: 17/01861/APP

Erect dwellinghouse with integrated garage at Hilton Gables 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.....19/12/17.....
Phone No

Return response to	consultation.planning@moray.gov.uk
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Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	27th December 2017
Planning Authority Reference	17/01861/APP
Nature of Proposal (Description)	Erect dwellinghouse with integrated garage at
Site	Hilton Gables Hilton Farm Buckie Moray
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Proposal Location Easting	344555
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Applicant Address	Viewfield Farm Craigellachie Aberlour Scotland, UK AB38 9QT
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Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 17/01861/APP

Erect dwellinghouse with integrated garage at Hilton Gables 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

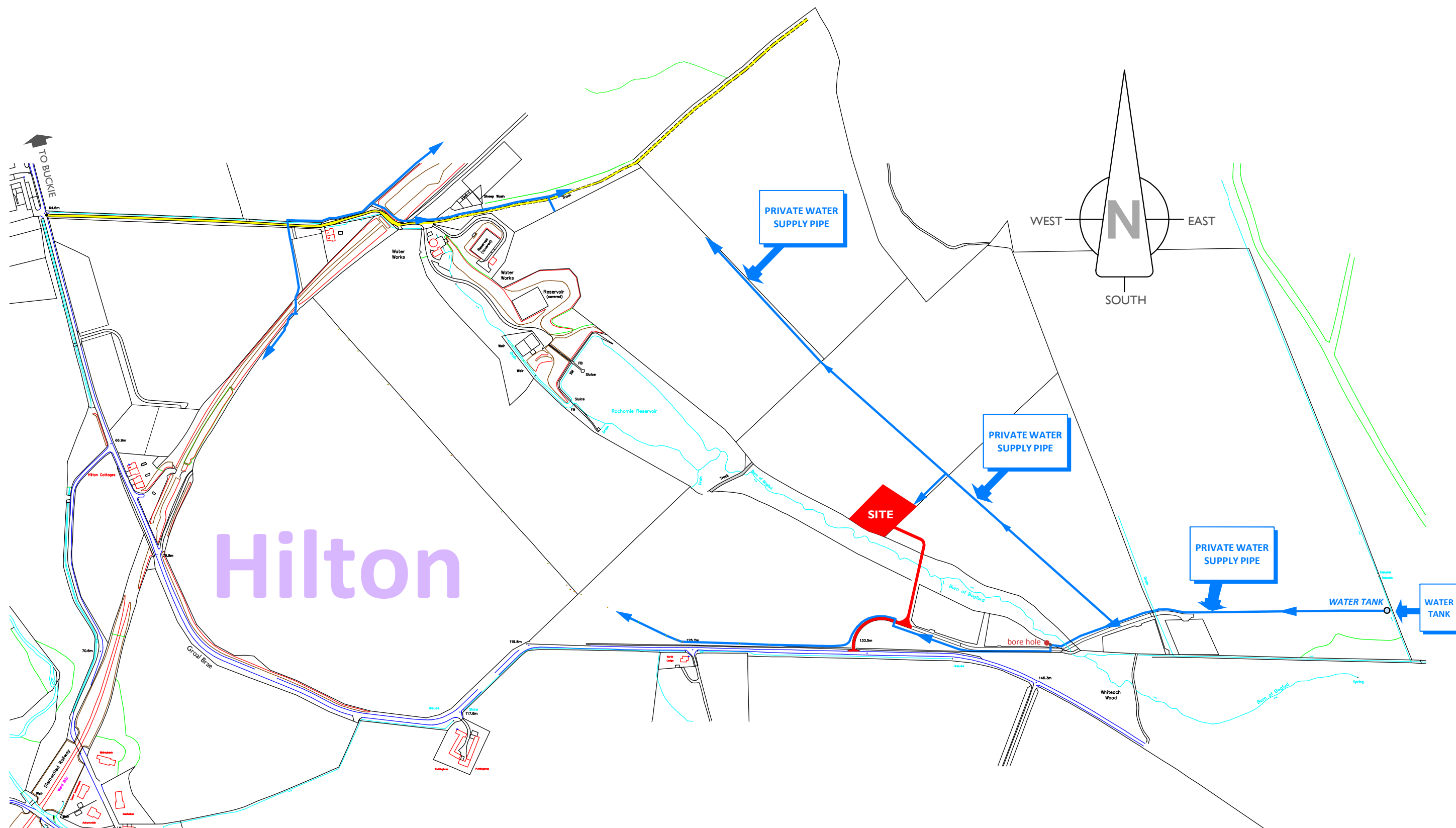
Further information required to consider the application

Contact: James McLennan
email address:
Consultee:

Date: 15 December 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.



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

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

DEC 2017
S.Reid MCIAT
H-GABLES / PLANNING / 02



REPORT OF HANDLING

Ref No:	17/01861/APP	Officer:	Shona Strachan
Proposal Description/ Address	Erect dwellinghouse with integrated garage at Hilton Gables Hilton Farm Buckie Moray		
Date:	29/01/18	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	15/12/17	No objection
Contaminated Land	19/12/17	No objection
Private Water Supplies	03/01/18	No objection
Transportation Manager	20/12/17	No objection subject to conditions and informatives
Planning And Development Obligations	22/12/17	Obligation sought towards demand responsive transport and extension of health care facilities.
Moray Flood Risk Management	19/12/17	Surface water flooding issues identified approval subject to conditions and informatives

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
EP7: Control of Develop in FloodRiskArea	N	
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	N	
H7: New Housing in the Open Countryside	Y	
EP4: Private Water Supplies	N	
EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	

EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations	N	

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

OBSERVATIONS – ASSESSMENT OF PROPOSAL

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

Proposal

Planning permission is sought for the erection of a dwellinghouse with integrated garage at Hilton Gables, Hilton Farm, Buckie

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 make use of an existing access off the C11L Drybridge-Deskford Road with the access track to be extended to enter the site on its south eastern boundary. The access from the public road serves a number of existing/proposed dwellings which are located to the south east of the site.

The dwelling will connect to a private 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 extending to 3217.00 sq m is located at the corner of an agricultural field. The agricultural field extends to the north and west from the site with another agricultural field lying to the east of the site. The steep sided, tree lined banks of the Burn of Bogfurd lie to the south of the site. There are a number of existing/proposed houses in the vicinity of the site including the houses located to the south east of the site.

The site is located in Letterfourie/Hilton Study Area as defined by the Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside (page 19)

Policy Assessment

Siting and Impact on the Rural Character of the Surrounding Area

(H7, IMP1 + 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.

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."

Specific Study Areas have been defined in the Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside and this site falls within the purple boundary of the Letterfourie/Hilton Study Area Map wherein it has been identified that "no further development should be consented within the area delineated in purple given the number of large scale new houses in this location that have had a detrimental impact on the rural character of the area" (page 18).

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.

As noted in the Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside, the character of the Letterfourie/Hilton Study Area has "changed from a sparsely populated rural area with small clustered villages to a much more settled rural area" (page 18). This proposal, as an additional dwelling at this location, would contribute to the continuing and further 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 countryside at this locality.

On this basis, this proposal would be contrary to the provisions of policies H7 and IMP1 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 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.

Water, Flood Risk and Drainage (EP4, EP5, EP7 and EP10)

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, subject to a condition requiring ultraviolet treatment and pre-filtration, as recommended by the Environmental Health Section.

Moray Flood Risk Management has advised that whilst the site is not located in an area of fluvia flooding. The site is located in an area of known surface water flooding and as such conditions would be required to provide:

- i) Drainage Assessment for the development, including; percolation test results for the ground around both soakaways proving acceptable infiltration rates for the calculated post-development surface water run-off & foul rates for the site.
- ii) Detailed drainage design by a professional with experience of flood risk/drainage assessment management which should include elevations and falls for pipes and soakaways.

This information would be required to satisfy Policies EP7 and EP10. Compliance with these conditions would not over-ride the main objection to this proposal in terms of it's inappropriate siting/location.

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, provision of a passing place, acceptable roads drainage measures, and requirements for on-site parking and turning.

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.

It is noted that a substantive culvert would be required over the Burn of Bogfurd which lies in a small valley next to the site. If the development were to be permitted, a condition would likely have been seeking further detail of the water crossing. An informative would have been attached also advising the a applicant to consult directly with SEPA to establish if any separate permissions were required to culvert the watercourse.

Developer Obligations (IMP3)

An assessment has been carried out in relation to Policy IMP3 Developer Obligations and associated Supplementary Guidance on Developer Obligations. 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 extension 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 Local Development Plan and associated Supplementary Guidance and is therefore recommended for refusal.

Recommendation

Refuse

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**HISTORY**

Reference No.	Description			
07/01935/AGR	Erect general agricultural building at Hilton Farm Buckie Moray AB56 5AE			
	Decision	Permitted	Date Of Decision	10/10/07

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Banffshire Herald	No PremisesDeparture from development plan	22/01/18	
PINS	No PremisesDeparture from development plan	22/01/18	

DEVELOPER CONTRIBUTIONS (PGU)

Status	CONT SOUGHT
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DOCUMENTS, ASSESSMENTS etc. *

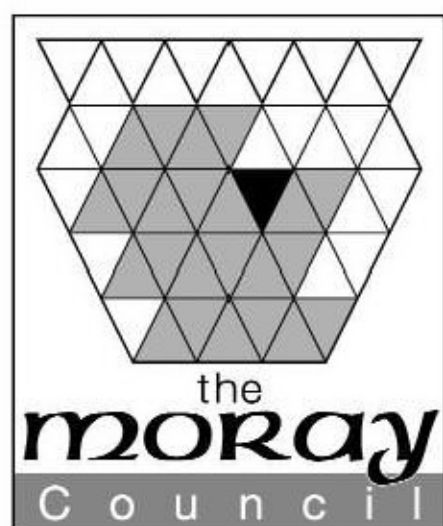
** Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc*

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)			

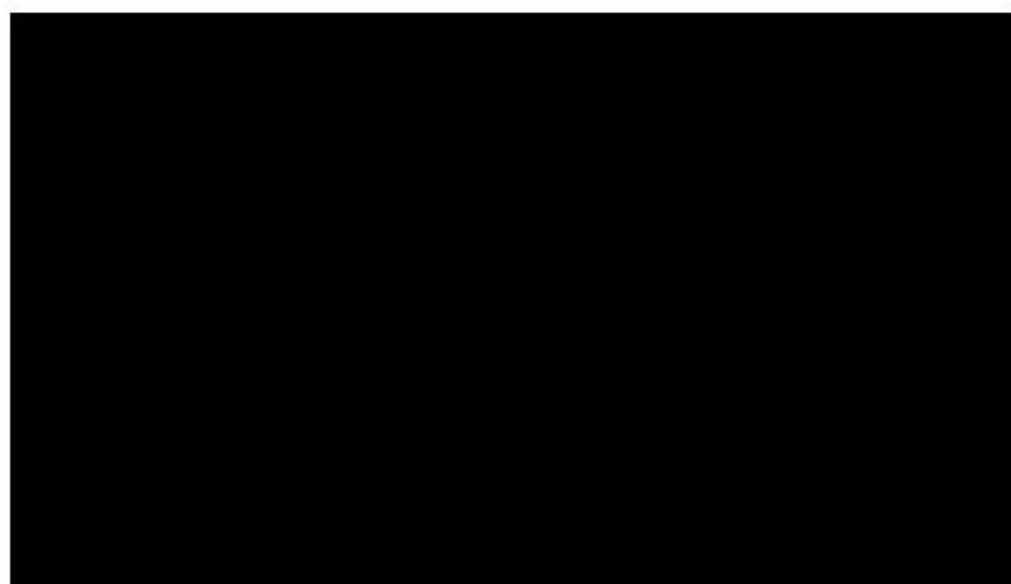


**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Keith And Cullen]
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 at Hilton Gables Hilton Farm
Buckie Moray**

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

Date of Notice: **31 January 2018**



HEAD OF DEVELOPMENT SERVICES

Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposal is contrary to the provisions of the adopted Moray Local Development Plan 2015 (Policies H7 and IMP1) and, as a material consideration, the associated Supplementary Planning Guidance 'Housing in the Countryside' and the Guidance Note on 'Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside'. The proposal would result in an additional dwelling, which would contribute to the further build-up of development thereby undermining the character, appearance and amenity of the countryside at this location.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
H-GABLES/PLANNING/01		Elevations floor plans site and location plan
H-GABLES/PLANNING/02		Private water supply plan
H-GABLES/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.