

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	16187
Forename	WAGNER	Forename	Colin
Surname	MELDRUM	Surname	Keir
Company Name	THE GOLDEN	Company Name	Plans Plus
Building No./Name	PHEASANT BAR	Building No./Name	Main Street Offices
Address Line 1	NORTH STREET	Address Line 1	Urquhart
Address Line 2	BISHOPMILL	Address Line 2	By Elgin
Town/City	ELGIN	Town/City	Moray
Postcode	IV30 4EF	Postcode	IV30 8LG
Telephone	[REDACTED]	Telephone	01343 842635
Mobile	[REDACTED]	Mobile	07766 315501
Fax	-	Fax	n/a
Email	-	Email	ctkplans@aol.com
3. Postal Address or Location of Proposed Development (please include postcode)			
THE GOLDEN PHEASANT BAR, NORTH STREET, BISHOPMILL, ELGIN MORAY IV30 4EF.			
NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.			
4. Type of Application			
What is the application for? Please select one of the following:			
Planning Permission	<input checked="" type="checkbox"/>		
Planning Permission in Principle	<input type="checkbox"/>		
Further Application*	<input type="checkbox"/>		
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>		
Application for Mineral Works**	<input type="checkbox"/>		
NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.			
*Please provide a reference number of the previous application and date when permission was granted:			
Reference No:	<input type="text" value="1"/>	Date:	<input type="text" value="1"/>

****Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.**

5. Description of the Proposal

Please describe the proposal including any change of use:

CONVERT PART OF BAE AREA INTO
3 NO FLATS

is this a temporary permission? Yes No

If yes, please state how long permission is required for and why:

—

Have the works already been started or completed? Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started: — Date completed: —

If yes, please explain why work has already taken place in advance of making this application

—

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

—

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha): Square Metre (sq.m.)

8. Existing Use

Please describe the current or most recent use:

PUBLIC BAR

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain 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 changes to public paths, public rights of way or affecting any public rights of access?

Yes No

If yes, please show on your drawings the position of any affected areas and explain 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?

13

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

13

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network
No, proposing to make private drainage arrangements
Not applicable – only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway
Discharge to watercourse(s) (including partial soakaway)
Discharge to coastal waters

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)
Other private drainage arrangement (such as a chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes No

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes No

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes No

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

If yes, briefly describe how the risk of flooding might be increased elsewhere.

—

12. Trees

Are there any trees on or adjacent to the application site?

Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

—

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes No

If yes how many units do you propose in total?

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace?
If yes, please provide details below:

Yes No

Use type:

Public House

If you are extending a building, please provide details of existing gross floorspace (sq.m):

—

Proposed gross floorspace (sq.m.):

—

Please provide details of internal floorspace(sq.m)

Net trading space:

144 m²

Non-trading space:

214 m²

Total net floorspace:

358 m²

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority?

Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority?

Yes No

If you have answered yes please provide details:

—

DECLARATION

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants

Yes No N/A

Signature:

[Redacted Signature]

Name:

Cairn Kerr

Date:

15/11/17

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ **APPLICANT** was owner 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 application.
- (2) None of the land to which the application relates constitutes or forms part of agricultural land.

Signed:

[Redacted signature]

On behalf of:

MR WALTER HENDERSON

Date:

15/11/17

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land
- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

(1) I have _____ been unable to serve notice on **every** person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates.

or

(2) I have _____ been unable to serve notice on **any** person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates.

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ been unable to serve notice on any person other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant.

or

(5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

Name	Address	Date of Service of Notice

(6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ been unable to do so.

Steps taken:

CERTIFICATE D

Certificate D is for use where the application is for mineral development.

(1) No person other than myself _____ was an owner 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

(2) I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

(3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

(4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant.

(5) Notice of the application as set out below has been published and displayed by public notice

Signed:

On behalf of:

Date:

CERTIFICATE E

Certificate E is required where the applicant is the sole owner of all the land and the land to which the application relates is agricultural land and there are or are not agricultural tenants.

I hereby certify that -

(1) No person other than myself _____ was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants.

or

(1) No person other than myself _____ was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants. These people are:

Name	Address	Date of Service of Notice

(3) I have taken reasonable steps, as listed below, to ascertain the names and addresses of the other agricultural tenants and have been unable to do so.

Steps taken:

--

Signed:

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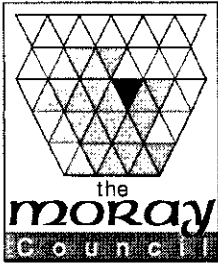
On behalf of:

--

Date:

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Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act



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

REFUSAL OF PLANNING PERMISSION

**[Elgin City North]
Application for Planning Permission**

TO Mr Walter Meldrum
c/o Plans Plus
Main Street
URQUHART
By Elgin
Moray
IV30 8LG

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:-

**Convert part of bar area into 3no flats at The Golden Pheasant North Street
Bishopmill Elgin**

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

Date of Notice: **5 February 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 Moray Local Development Plan 2015 (Policies H1, EP8, T2 & IMP1) for the following reasons:

1. The development would involve a significant intensification of the use of an existing access where visibility is severely restricted and the access lane is not wide enough to allow two vehicles to pass clear of the public road. This development will therefore fail to provide safe entry and exit to the site contrary to policy T2 and H1 and would give rise to conditions detrimental to road safety which would undermine the amenity of the area contrary to policy IMP1.
2. The application has failed to demonstrate either that the development would not be subject to significant pollution or that any noise pollution could be satisfactorily mitigated contrary to policies EP8 and IMP1.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
16/87/D/2	A	Elevations site and location plan
16/87/D/1		Existing and proposed floor plans

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

- Parking layout altered.
- Stone wall at access reduced.

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.

From: Charlie Fleming <cf@charriefleming.co.uk>

To: Ctkplans <Ctkplans@aol.com>

Subject: Golden Pheasant, North Street, Bishopmill, Elgin

Date: Fri, 26 Jan 2018 15:05

Attachments: Table 1 Music Noise Assessment 3099.pdf (414K)



CHARLIE FLEMING ASSOCIATES

ACOUSTICAL CONSULTANTS
NOISE CONTROL ENGINEERS

Good afternoon Colin,

I refer to your email of 15th January 2018 and would like to thank you for inviting me to quote for carrying out the noise assessment you require.

Experience

Having conducted over 1000 noise impact assessments for planning applications, I have a great deal of general experience in this field. In particular, I have worked on over 400 involving road traffic and many licensed premises, as you will see from the table attached to this email. I thus have a wealth of knowledge in these types of sound. If you, or the client, would like a reference, or to see a copy of one of my reports, please let me know and I will organise this.

Method of Assessing Road Traffic Sound

It is usual to assess road traffic sound affecting the site of residential development in accordance with The Scottish Government publication titled *Planning Advice Note 1/2011 Planning and Noise*, (PAN 1/2011). In turn, PAN 1/2011 refers to *Technical Advice Note Assessment of Noise* (TAN 2011), also by The Scottish Government. TAN 2011 states that the assessment should be made between 07.00hrs and 23.00hrs with respect to day-time sound, and 23.00hrs and 07.00hrs with respect to night-time sound. An assessment over 24 hours costs a considerable sum of money and is rarely carried out. It is usual to measure the sound of the traffic over a shorter period and then calculate, using a procedure set out in the Department of Transport document titled *Calculation of Road Traffic Noise*, the likely level over the 16-hour daytime period. The night-time sound level can then be calculated from the daytime one. The daytime and night-time levels will then be compared to the limits given in TAN 2011.

I thus propose to measure the sound levels over a period of three hours and calculate the day-time and night-time levels as described above. I have used this approach before on many development sites in Moray, and my findings have been accepted by the Council's officers. Having measured and calculated the levels of traffic sound affecting the proposed flats, I will calculate the internal levels. To do this I will have to calculate the sound reduction indices of the elevations, based on how they are going to be constructed. These will then be combined with the measured levels to calculate those that will exist in the flats. If these are greater than the limits given TAN 2011, my report will recommend ways to reduce the sound. The sound will be measured at one position, where the elevations of the of the flats facing North Street will be built.

and the fee does not include preparation of text for documents in other formats. The fee does not include completion of pre-qualification questionnaires, similar documents or forms. In order to proceed with the work, we will require an instruction to do so, on letterheaded paper or email, from the company, or individual, which will ultimately be responsible for paying our fee.

Programme

We are available to measure the sound at the end of the week commencing 29th January 2018, subject to which other quotations are accepted in the meantime. Having measured the sound, the report will be ready for issue within a fortnight.

If you have any questions regarding the work I am proposing, please do not hesitate to contact me.

Yours,



Charlie.

CHARLIE FLEMING ASSOCIATES LIMITED

5 Saltpans, Charlestown, Fife KY11 3EB

Registration Number 477555

Telephone: 01383 872 872

Fax: 01383 872 871

cf@charliefleming.co.uk

www.charliefleming.co.uk

Eur Ing Charlie Fleming BSc MSc CEng FIOA MCIBSE MIET

Method of Assessing Mechanical Services Plant Sound

The environmental health officer, responsible for advising her colleagues in planning on the noise issue, is concerned about the sound from the pub's mechanical services plant being transmitted into the proposed flats. To determine whether the sound exceeds the limits applied by the Council we will have to visit the site of the proposed flats and measure the sound of the plant. This visit will have to be made during an evening as this is when the sound is most likely to disturb the occupants of the flat. For this reason the environmental health officer will not accept the results of measurements made during the day. Having measured the sound, I will calculate what level of it will get into the proposed flats. The measured levels will then be compared to the criteria of noise rating (NR) 25. If it exceeds this my report will recommend how to reduce the sound.

Method of Assessing Licensed Premises Sound

There is also concern about the sound of music and speech in the retained part of the pub being transmitted into the proposed flats. To determine whether the sound is likely to disturb residents of the proposed flats we will have to firstly measure the sound within the pub. This visit will have to be done during a Friday or Saturday evening when the pub is busy, because the environmental health officer will not accept the results of measurements made on a quiet evening. Having measured the sound, I will calculate the sound insulation of the separating wall, based upon its construction, and then calculate the likely sound levels in the most exposed flat.

The internal levels will then be compared to NR15, the limit applied by the Council. If the sound proves to be excessive my report will recommend how to improve the sound insulation of the flats in order to comply with NR15. As the sound in a pub varies with time, it will have to be measured over several hours to ensure that the different levels are encompassed. As the sound usually increases in level as the evening progresses it will have to be measured late at night. I thus propose to measure the sound from around 21:00hrs until 01:00hrs, just after the pub closes.

Method of Assessing Car Park Sound

As mentioned above, it is usual to assess noise affecting the site of residential development in accordance with TAN 2011. Notwithstanding, this document offers little guidance on how to deal with the noise from car parks. What Charlie Fleming Associates usually does is measure the noise generated by the car park, at the position where the flat which will be most exposed to it will be constructed. The principle in this is that, if the noise is acceptable at the most exposed flat, it follows that it will also be acceptable at other, less exposed, one. Having measured the noise, the likely levels in the flat are calculated and compared to guidelines given TAN 2011 and *British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings*. If the sound proves to be excessive, my report will recommend ways to reduce it. As the noise varies with time it will be measured over 4 hours. This period is usually long enough to encompass the various different noise levels. Using the results of the measurements, based on how it will be constructed, the noise levels inside the flat will be calculated and compared to appropriate limits. If excessive, my report will recommend how to reduce the noise.

Reporting

The results of all the measurements and calculations will be presented in a comprehensive report, which is what the environmental health officer will want to see.

Fee

The fee, for carrying out the work described in this email, will be £4600.00 plus Value Added Tax. The fee is substantial because there are four different sources of sound to be measured, analysed and assessed. It is also substantial because we will have to visit the pub late at night, for several hours, and during the day. The fee will be payable once the work is complete, prior to issue of the report. The fee includes travelling time, mileage, subsistence, batteries and all other disbursements. It includes attendance at a meeting in my office, but not elsewhere. In work of this nature meetings are not usually necessary. It includes some, but not protracted, correspondence with council officers. The fee does not include re-calculating the noise levels and revising the report if the layout, or construction of, the flats changes. The report will only be issued in our standard format

21/03/2018

GOLDEN PHEASANT BAR, THE GOLDEN PHEASANT, NORTH STREET, BISHOPMILL, ELGIN. IV30 4EF

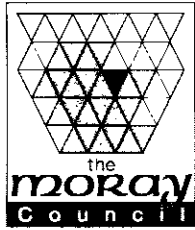


Scale: 1:500 | Area < 1Ha | Grid Reference: 321469.863610 | Paper Size: A4



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DEVELOPMENT SERVICES

Lisa Macdonald

Planning Officer

The Moray Council

PO Box 6760 High Street Elgin Moray IV30 9BX

Telephone: 01343 563082 Fax: 01343 563990

Mr Walter Meldrum
c/o Plans Plus
Main Street
URQUHART
By Elgin
Moray
IV30 8LG

E-mail: lisa.macdonald@moray.gov.uk

Website: www.moray.gov.uk

Your reference: 16/87

Our reference: 17/01775/APP

22 November 2017

Dear Sir(s)/Madam

Town and Country Planning (Scotland) Act 1997

Application Number 17/01775/APP

Convert part of bar area into 3no flats at The Golden Pheasant North Street Bishopmill Elgin

Your application was received as valid on **16 November 2017**. If on **11 January 2018** the Council has not:

- (a) given notice of its decision and;
- (b) you have not agreed in writing with the Council to extend the period allowed for deciding the application (normally 2 months unless otherwise agreed) then, in most cases, you may submit a written Notice of Review to the Moray Local Review Board
 - (i) within three months of the date of the Council's decision on the application; and
 - (ii) 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. The Notice of Review form can be obtained from the Council at http://www.moray.gov.uk/moray_standard/page_61754.html or from <http://www.scotland.gov.uk/Topics/Built-Environment/planning/Appeals/appealformsguidancenotes>.

I herewith acknowledge receipt of the payment(s) £1203.00. In the event of any over-payment of fees this will be refunded under separate cover.

Please note that when you submit an application, information about the application will appear on the Council's planning register and 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 your 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.

Where provided, for example on the application form, an applicant's home address will be published on the website. Once a decision has been made on the application, the address details will be removed (i.e. redacted) and/or the application form will be withdrawn from display.

If you have included an email address with the application, the Council would prefer to forward any further communications about the application using that address, unless you indicate otherwise.

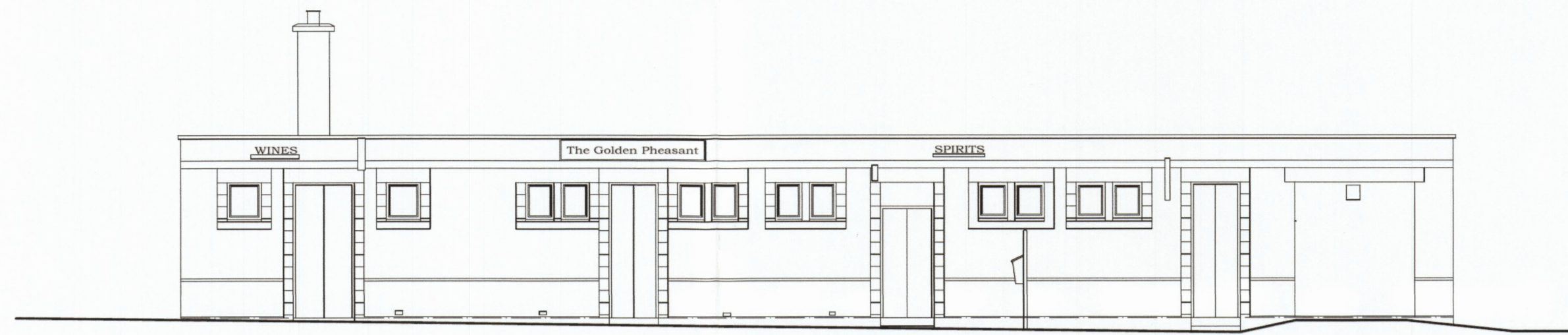
If this application was submitted using the online application and appeal service (www.eplanning.scotland.gov.uk), you are deemed to have agreed to the use of electronic communications for all purposes relating to the application and the electronic address provided will be incorporated into the application, unless you indicate otherwise (online Guidance Notes refer).

Your proposals may also require a Building Warrant and if this is the case, you are reminded that no development including change of use should commence until such time as you have received both Planning Permission and a Building Warrant. Other consents may also be required.

As part of the application process an unaccompanied site visit will be carried out by myself to the property/land which is the subject of the proposal. If you are the agent for this application please bring this matter to the attention of the applicant/occupier of the site, and if access cannot be gained you will be contacted as soon as is practicable to make an appointment that is convenient to all parties.

Yours faithfully

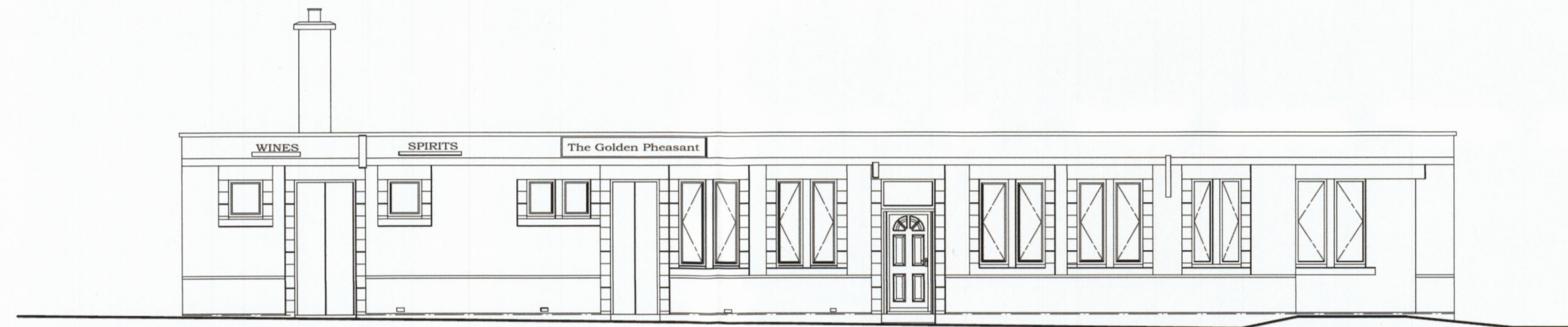
Lisa Macdonald
Planning Officer



FRONT ELEVATION SCALE 1-100. (EXISTING)



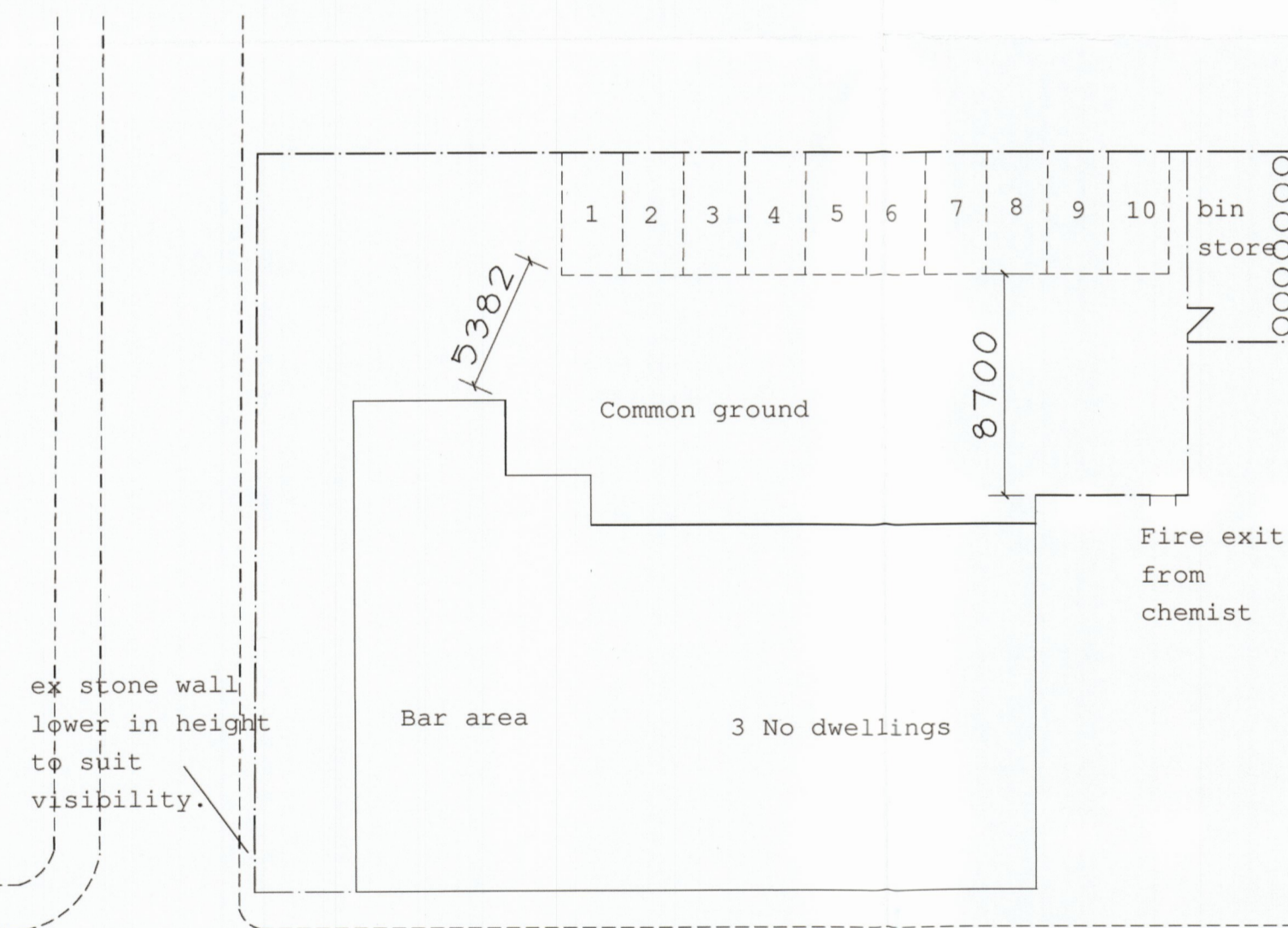
REAR ELEVATION SCALE 1-100. (EXISTING).



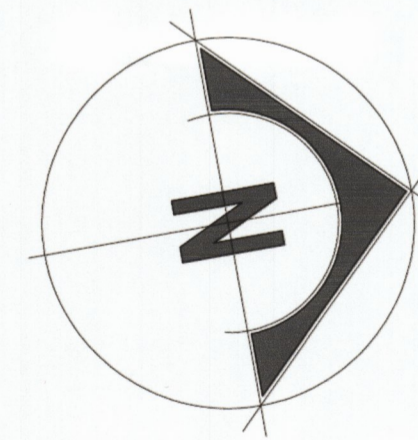
FRONT ELEVATION SCALE 1-100 (PROPOSED).



REAR ELEVATION SCALE 1-100. (PROPOSED).



SITE PLAN SCALE 1-250



LOCATION PLAN SCALE 1-2500

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

REFUSED

05 February 2018

Development Management
Environmental Services
The Moray Council

Planning Ref No.		
Building Warrant Ref No.		
Structural Engineer Ref No.		
Revisions and Distributions.		
Date	Revision.	Amended by.
23/1/18	car parking layout amended	ctk

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No works to commence on site until all relevant Local Authority consents have been obtained. No responsibility taken for work commenced before all Local Authority consents have been issued.

Contractors will have deemed to have visited the site to familiarise themselves with all aspects of the project prior to submitting any quotation for the building operations.

Any deviation to the approved plans to be reported to this office. Contractors to check all dimensions on site prior to commencement of any building operations.

Given dimensions only to be used. DO NOT SCALE DRAWINGS.

Any roof truss or timbers tying into an existing roof to be checked on site by the contractor to ensure heights and ridges meet correctly.

PLANS PLUS (URQUHART) ARCHITECTURAL DESIGN CONSULTANTS Main Street Offices, Urquhart, By Elgin IV30 8LG. Tel No 01343 842635 / 07766 315501 ctkplans aol.com		
Project	CONVERT PART OF PUBLIC HOUSE TO 3 INDIVIDUAL FLATTED UNITS RETAINING BAR FACILITY AT THE GOLDEN PHEASANT, NORTH STREET, BISHOPMILL, ELGIN.	Project No. 16/87/D/2a
Client	MR WALTER MELDRUM.	Drawn By COLIN T KEIR.
		Scale AS INDICATED.

