



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 100080332-001

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)

Erect two storey residential property with off street parking

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

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Christopher"/>	Building Number: <input type="text" value="119"/>
Last Name: *	<input type="text" value="Bremner"/>	Address 1 (Street): * <input type="text" value="High Street"/>
Company/Organisation	<input type="text" value="Morlich Homes Ltd"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value="01542 836510"/>	Town/City: * <input type="text" value="Buckie"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="AB56 4DX"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="chris@morlich.co.uk"/>	

## Site Address Details

Planning Authority:	<input type="text" value="Moray Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="864766"/>	Easting	<input type="text" value="342518"/>
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

495.00

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)

Planning approved for a residential property

## 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? \*

☐ Yes ☒ 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?

2

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)? \*

2

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).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

☐ Yes ☒ 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)

Clearly indicated on supplied plans

## 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

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Mr Christopher Bremner

On behalf of:

Date: 08/01/2018

☒ 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 principle 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 Christopher Bremner

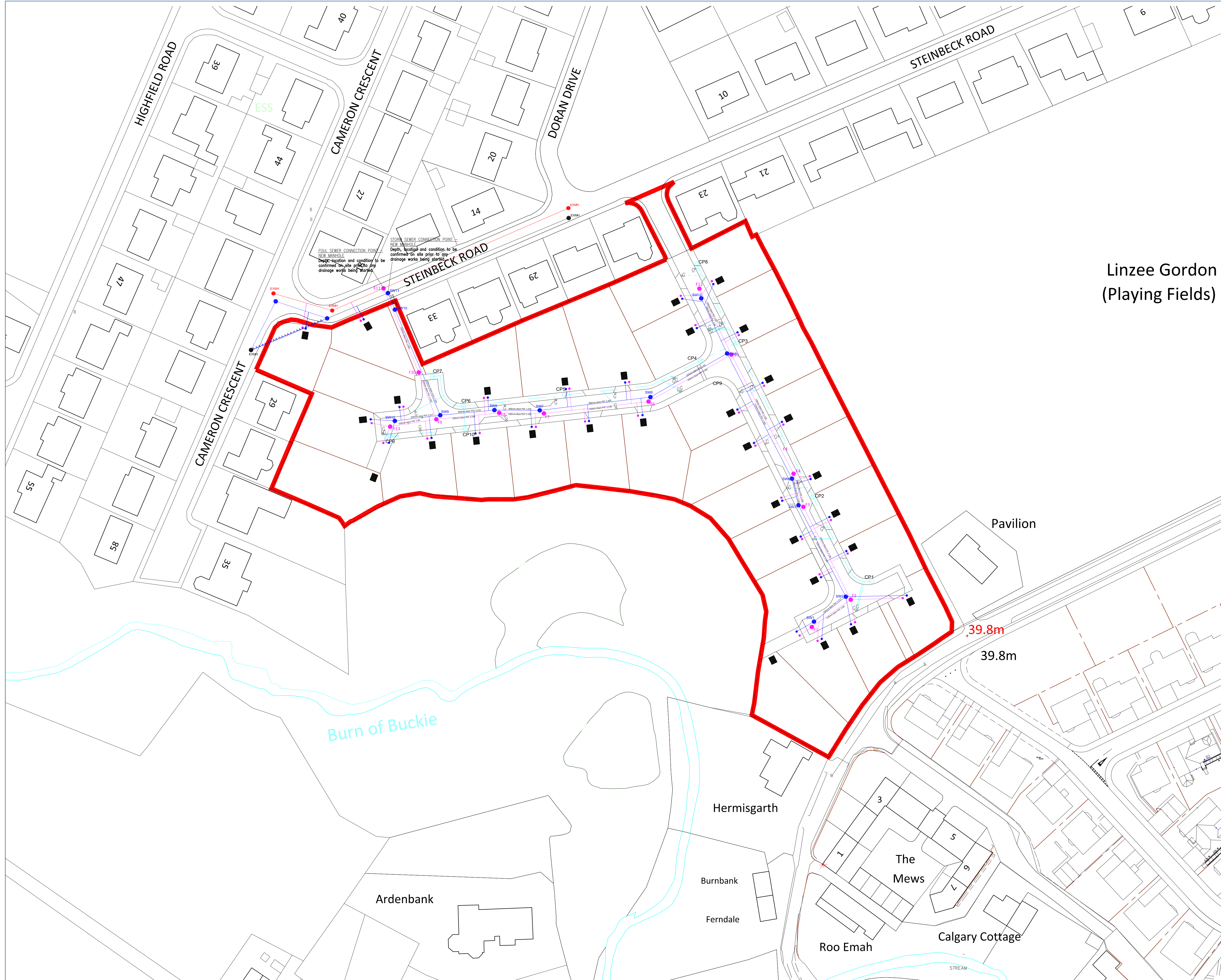
Declaration Date: 08/01/2018

## **Payment Details**

Cheque: Morlich Homes Ltd, 002990

Created: 09/01/2018 09:31



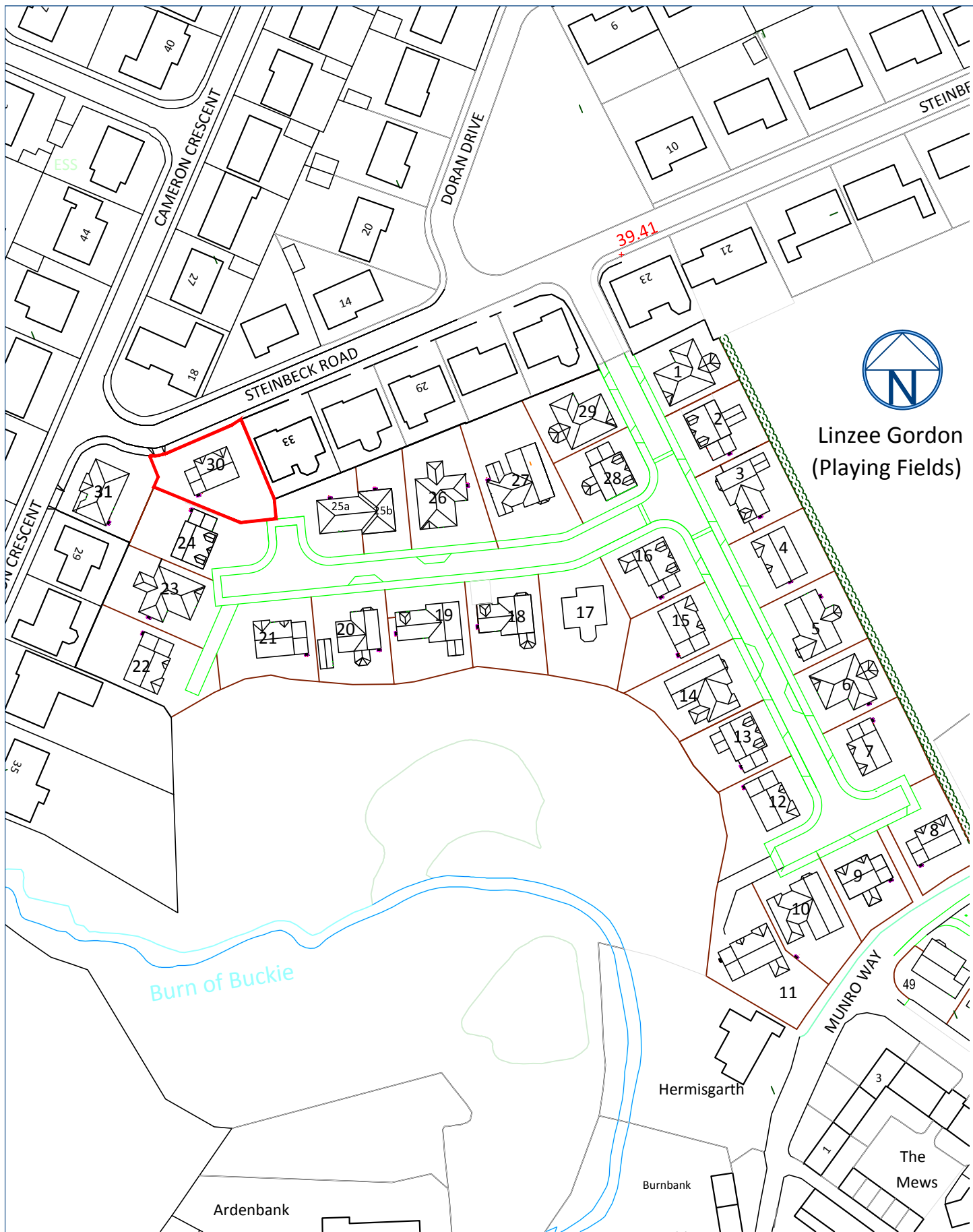


Linzee Gordon P  
(Playing Fields)

[illegible]







Linzee Gordon  
(Playing Fields)

 **MorlichHomes**  
119 High Street, Buckie, Moray AB56 4DX  
Telephone (01542) 836510 Fax (01542) 832225

Project  
**Plot 30**  
Highfield Gardens  
Steinbeck Road  
Buckie

Drawing  
**Location Plan**

Scale	1:1250 (A4)
Date	08/01/2018
Drawn By	S Campbell
Drawing No.	13-17/PL/30/01



**From:** DeveloperObligations  
**Sent:** Thu, 25 Jan 2018 15:49:51 +0000  
**To:** Shona Strachan  
**Cc:** DC-General Enquiries  
**Subject:** 18/00015/APP Erect two storey dwellinghouse with off street parking on Plot 30, Highfield Gardens, Steinbeck Road, Buckie

Hi

This planning application pertains to an extant consent granted in the 1970's on site, for which no developer obligations were sought at the time. On this basis, no developer obligations will be sought in this instance.

Regards,  
Hilda

Find us on   
[Moray Council Planning](#)

**Hilda Puskas**  
Developer Obligations Officer  
Development Plans  
[hilda.puskas@moray.gov.uk](mailto:hilda.puskas@moray.gov.uk)  
01343 563265

**moray**  
council

# Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>30th January 2018</b>
Planning Authority Reference	<b>18/00015/APP</b>
Nature of Proposal (Description)	<b>Erect two storey dwellinghouse with off street parking on</b>
Site	<b>Plot 30 Highfield Gardens Steinbeck Road Buckie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133070646</b>
Proposal Location Easting	<b>342522</b>
Proposal Location Northing	<b>864767</b>
Area of application site (Ha)	<b>495 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P2BVI0BGM4C00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P2BVI0BGM4C00</a>
Previous Application	<b>13/01224/PE</b>
Date of Consultation	<b>16th January 2018</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Morlich Homes Ltd</b>
Applicant Organisation Name	
Applicant Address	<b>119 High Street Buckie Scotland AB56 4DX</b>
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Shona Strachan</b>
Case Officer Phone number	<b>01343 563303</b>
Case Officer email address	<b>shona.strachan@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## NOTE:

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

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

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Environmental Health Manager

**Planning Application Ref. No: 18/00015/APP**

**Erect two storey dwellinghouse with off street parking on Plot 30 Highfield Gardens  
Steinbeck Road Buckie for Morlich Homes Ltd**

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

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>x</b><br><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            | <b>x</b>                             |
| (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: 16 January 2018**  
**Phone No** .....

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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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.



18<sup>th</sup> January 2018

Moray Council  
Council Office High Street  
Elgin  
IV30 9BX



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

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

Dear Local Planner

**AB56 Buckie Steinbeck Rd Highfield Gardens Plot 30**  
**PLANNING APPLICATION NUMBER: 18/00015/APP**  
**OUR REFERENCE: 755916**  
**PROPOSAL: Erect two storey dwellinghouse with off street parking on**

**Please quote our reference in all future correspondence**

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

**Water**

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

**Foul**

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

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

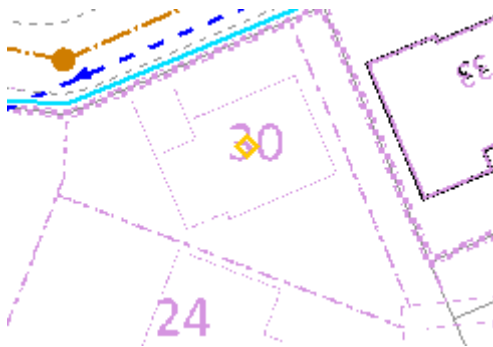
### **Infrastructure close to boundary**

According to our records, the development proposals may impact on existing Scottish Water assets.

- **4" AC Water Main runs close to the Northern end of the site boundary.**

The applicant should identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team directly at [service.relocation@scottishwater.co.uk](mailto:service.relocation@scottishwater.co.uk).

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.



### **Surface Water**

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

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

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

### **General notes:**

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

**Site Investigation Services (UK) Ltd**  
**Tel: 0333 123 1223**  
**Email: [sw@sisplan.co.uk](mailto:sw@sisplan.co.uk)**  
**[www.sisplan.co.uk](http://www.sisplan.co.uk)**

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

#### **Next Steps:**

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

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

- **10 or more domestic dwellings:**

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

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

- **Non Domestic/Commercial Property:**

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

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

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

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

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

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

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

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

Yours sincerely

**Calum MacNab**

Development Operations Analyst

[Calum.MacNab@scottishwater.co.uk](mailto:Calum.MacNab@scottishwater.co.uk)

# Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>30th January 2018</b>
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Proposal Location Easting	<b>342522</b>
Proposal Location Northing	<b>864767</b>
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Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P2BVI0BGM4C00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P2BVI0BGM4C00</a>
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Date of Consultation	<b>16th January 2018</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Morlich Homes Ltd</b>
Applicant Organisation Name	
Applicant Address	<b>119 High Street Buckie Scotland AB56 4DX</b>
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Shona Strachan</b>
Case Officer Phone number	<b>01343 563303</b>
Case Officer email address	<b>shona.strachan@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

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Please respond using the attached form:-



## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No: 18/00015/APP**

**Erect two storey dwellinghouse with off street parking on Plot 30 Highfield Gardens Steinbeck Road Buckie for Morlich Homes Ltd**

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 the completion or the occupation of the dwellinghouse, whichever is sooner, a new 2.0 metre wide footway shall be provided along the full length of the site fronting onto Steinbeck Road to the Moray Council standards and specification.

Reason: To ensure acceptable infrastructure to access the development in the interests of road safety.

2. No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height and fronting onto the public road shall be within 2.4m of the edge of the carriageway.

Reason: To enable drivers of vehicles entering or exiting the site to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road.

3. The width of the individual vehicular accesses shall be 5.0m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The part of the access over the public footway/verge shall be to The Moray Council specification and surfaced with bituminous macadam.

Reason: To ensure acceptable infrastructure at the development access.

4. Drop kerbs shall be provided across the access to The Moray Council specification. A road opening permit must be obtained from the Roads Authority before carrying out this work.

Reason: To ensure acceptable infrastructure at the development access

5. 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 new access.

6. 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. No part of the driveway shall be included in the public road.

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.

#### **Further comment(s) to be passed to applicant**

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

Before commencing development the applicant is obliged to apply for Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads (footway extension). The applicant will be required to provide technical information, including drawings and drainage calculations, and provide a Road Bond to cover the full value of the works in accordance with the Security for Private Road Works (Scotland) 1985 Regulations. Advice on this matter can be obtained from the Moray Council web site or by emailing [road.maint@moray.gov.uk](mailto: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](mailto:roadspermits@moray.gov.uk)

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into their property.

The applicants shall free and relieve the Roads Authority from any claims arising out of their operations on the road or extension to the road.

The location of the proposed access will result in the requirement to relocate an existing street lighting column, the cost of which to be borne by the developer. The developer must contact the Roads Authority Street Lighting Section at Ashgrove Depot, Elgin – Tel

(01343) 557300, Ext 7327 to discuss the proposals.

The location of the proposed access will likely result in the requirement to relocate an existing road gully, the cost of which to be borne by the developer. The developer must contact the Roads Authority Roads Maintenance Manager at Ashgrove Depot, Elgin – Tel (01343) 557300 to discuss the proposals.

**Contact: DA/AG**  
**email address: [Transport.devlop@moray.gov.uk](mailto:Transport.devlop@moray.gov.uk)**  
**Consultee: TRANSPORTATION**

**Date 29 January 2018**

<b>Return response to</b>	<b><a href="mailto:consultation.planning@moray.gov.uk">consultation.planning@moray.gov.uk</a></b>
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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	<b>The Moray Council</b>
Response Date	<b>30th January 2018</b>
Planning Authority Reference	<b>18/00015/APP</b>
Nature of Proposal (Description)	<b>Erect two storey dwellinghouse with off street parking on</b>
Site	<b>Plot 30 Highfield Gardens Steinbeck Road Buckie Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133070646</b>
Proposal Location Easting	<b>342522</b>
Proposal Location Northing	<b>864767</b>
Area of application site (Ha)	<b>495 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P2BVI0BGM4C00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P2BVI0BGM4C00</a>
Previous Application	<b>13/01224/PE</b>
Date of Consultation	<b>16th January 2018</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Morlich Homes Ltd</b>
Applicant Organisation Name	
Applicant Address	<b>119 High Street Buckie Scotland AB56 4DX</b>
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Shona Strachan</b>
Case Officer Phone number	<b>01343 563303</b>
Case Officer email address	<b>shona.strachan@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## NOTE:

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

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

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Contaminated Land

**Planning Application Ref. No:** 18/00015/APP

**Erect two storey dwellinghouse with off street parking on Plot 30 Highfield Gardens Steinbeck Road Buckie for Morlich Homes Ltd**

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

- |   | <b>Please</b>                        |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below   | <b>x</b><br><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            | <b>x</b>                             |
| (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 Musuctt  
**email address:**  
**Consultee:**

**Date:** 17 January 2018  
**Phone No** .....

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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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.

## **REPORT OF HANDLING**

<b>Ref No:</b>	18/00015/APP	<b>Officer:</b>	Shona Strachan
<b>Proposal Description/ Address</b>	Erect two storey dwellinghouse with off street parking on Plot 30 Highfield Gardens Steinbeck Road Buckie		
<b>Date:</b>	28.02.2018	<b>Typist Initials:</b>	LMC

### **RECOMMENDATION**

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

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Environmental Health Manager	17/01/18	No objection
Contaminated Land	17/01/18	No objection
Transportation Manager	29/01/18	No objections subject to condition and informatives
Scottish Water	18/01/18	No objection but this does not guarantee connection to infrastructure.  The response also provides an advisory note about the close proximity of a Scottish Water water mains to the northern boundary of the site.
Planning And Development Obligations	25/01/18	None sought due to the extant consent on the site.

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
IMP3: Developer Obligations	N	
PP1: Sustainable Economic Growth	N	
PP3: Placemaking	Y	
H1: Housing Land	Y	
Buckie R4:Steinbeck Road	N	
IMP1: Developer Requirements	Y	



EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	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 to erect two storey dwellinghouse with off street parking on Plot 30 Highfield Gardens Steinbeck Road Buckie.

The proposed house is a four bedroom dwelling with attached garage. The dwelling has a ridge height of approximately 8.6m and the dwelling has been design to reflect a 1 ¾ design on the front elevation, the design also incorporates a twin gable feature on the front elevation of the house. The material finishes include grey concrete roof tiles, fyfestone basecourse and quoins and beige drydash roughcast for the walls and UPVC woodgrain windows and doors.

Associated works include fencing (1.8m and 0.45m high) and onsite parking with vehicle access from Steinbeck road. The house will connect to the public water supply and foul drainage networks.

### **Site Characteristics**

Extending to 495.00, sq m Plot 30 is irregular in shape and currently comprises of rough ground situated on the northern boundary of the Highfield Gardens development, the majority of which is located to the south and east of the current application site with the exception of the application site and the neighbouring plot to the west Plot 31.

The site (and Plot 31) have their frontages onto Steinbeck Road which is an established residential street. The houses located in the vicinity of the site are single storey although elsewhere on the street there is a mix of single and 1 ½ storey houses.

### **Planning History**

The plot forms part of an original housing layout of 41 plots and associated service road/infrastructure which is the subject of an extant planning permission granted under formal decision notice

TP/198/71. The Council has previously advised that permission had commenced and that the development of the remaining plots within the approved area would not be impeded but that approval of detailed house types, layout, access and parking arrangements etc would still be required (13/01224/PE refers).

Relative to the MLDP 2015, the plot is located outwith and immediately north of the Buckie R4 Steinbeck Road residential designation where Plot 30 (and 31) are part of a "white land" area, meaning they would be seen as a "windfall site" in terms of policy H1 and subject to the requirements of policy IMP1.

As part of the Highfield Gardens development, the site is the subject of an extant consent for the erection of a single storey three bedroom dwelling approved under application reference 16/00511/APP as approved on 25 May 2016.

### **Policy Assessment**

#### **Siting and Design (H1 and IMP1, PP3)**

Since this house plot currently benefits from an extant planning permission (see above), consideration of the submitted application focuses primarily upon assessment of the submitted house design, site layout, servicing (drainage and access/parking) and amenity considerations as required by Policies H1 and IMP1.

In short, Policies H1 and IMP1 seek to ensure that development proposals are sensitively sited, designed and serviced; that they reflect the scale, density and character of their surroundings; and that they have no adverse impact upon the amenity of the surrounding area, including neighbouring property

The proposed site fronts onto Steinbeck Road an established residential street. The existing houses at this part of Steinbeck Road are single storey dwellings which means that the proposed dwelling with a ridge height of approximately 8.6m providing accommodation over two storeys is of a size and scale which is not appropriate to the site or the surrounding streetscape. Given the uniformity of scale at this part of Steinbeck Road the proposed design would appear out of place at this location. Therefore, this proposal, if accepted, would result in a dwelling which is out of scale and character with the existing streetscape and would be detrimental to the character and appearance of the site and the existing properties at this part of Steinbeck Road.

These concerns were identified early in the application process and a revised design for a single or maximum 1.5 storey design was sought from the agent. However, the agent advised that revised plans would not be submitted and confirmed that the application should be determined on the basis of the current submission.

Whilst the proposed design is unacceptable, the proposal is not considered to result in any unacceptable amenity impacts to neighbouring property. However, this does not override the objection to the proposal on design grounds.

#### **Water and Drainage (EP5, EP10 and IMP1)**

Proposed connections to the public water and foul/surface drainage network and the SUDs arrangements are appropriate and satisfy the requirements of policy EP5, EP10 Foul Drainage and IMP1 Development Requirements.

The detailed arrangements for water and drainage (foul and surface water) will be subject to the requirements of Scottish Water and Building Standards.

However, these matters are separate to the main policy objection to the proposal on design grounds.

### Access and Parking (T2 and T5)

The Transportation Service has no objections to the approval of the application, subject to conditions which would require the provision of a footway along the full length of the site, access specifications, acceptable roads drainage and onsite parking requirements. Subject to compliance with these conditions the proposal would be acceptable in relation to Policies T2 and T5.

However, this would be separate to the main policy objection to this proposal on design grounds.

### Developer obligations (IMP3)

On the basis that there is an extant consent on the site, no developer obligations are sought for this proposal.

### Conclusion and Recommendation

The proposal is considered to result in a design which by virtue of its size and scale is unacceptable at this location and would result in a form of development which does comply with the provision of the MLDP 2015 and is therefore recommended for refusal.

### OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

### HISTORY

Reference No.	Description			
13/01224/PE	Enquiry regarding extant planning consents at Site R5 Highfield Development Buckie Moray			
	Decision	ID/PE Answered	Date Of Decision	05/07/13

### ADVERT

Advert Fee paid?	No		
Local Newspaper	Reason for Advert	Date of expiry	
Banffshire Advertiser	No Premises	12/02/18	
PINS	No Premises	12/02/18	

### DEVELOPER CONTRIBUTIONS (PGU)

Status	NONE 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:		

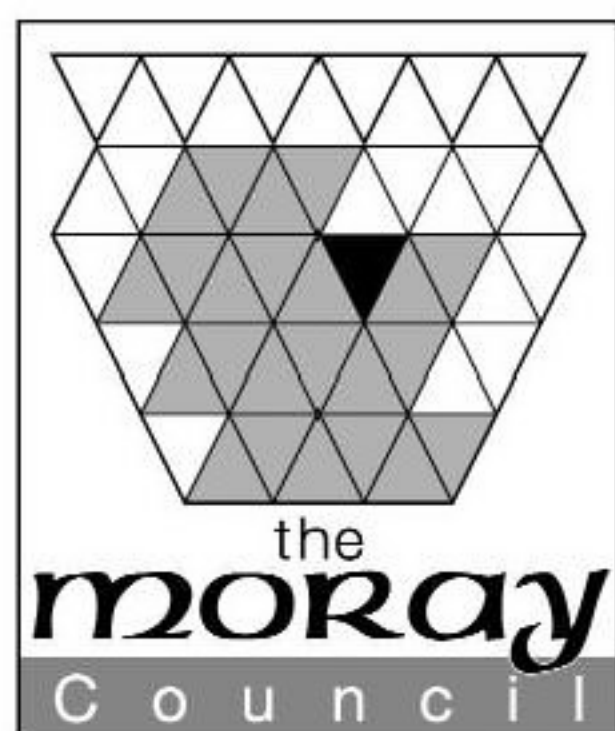
### S.75 AGREEMENT

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)			

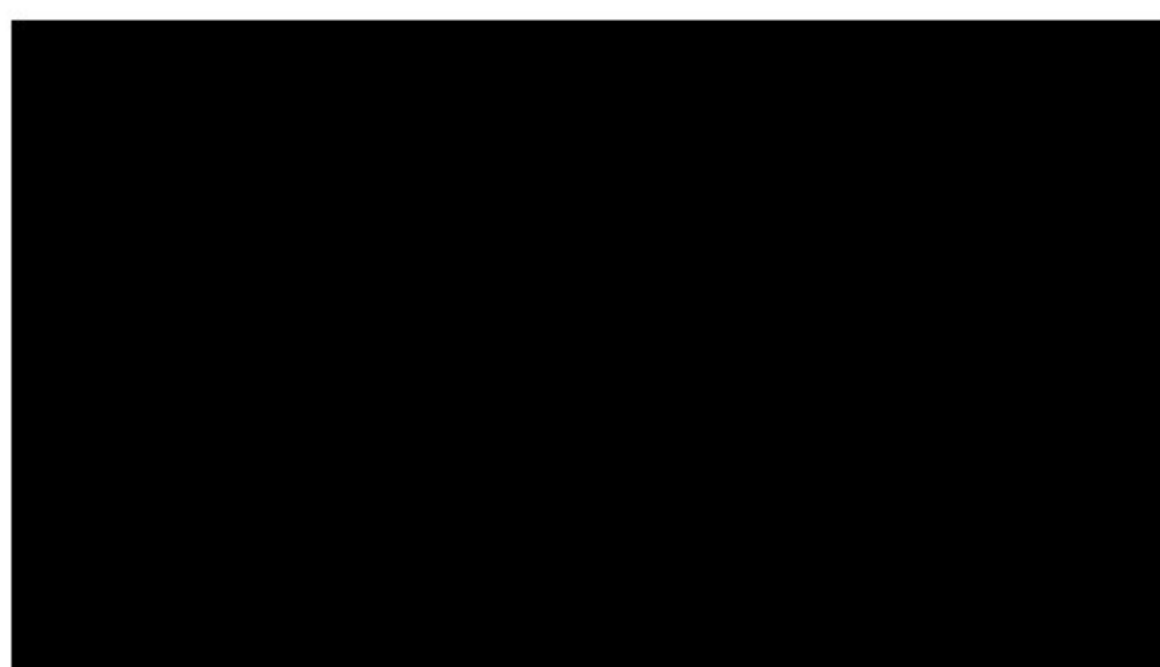


**THE MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Buckie]  
Application for Planning Permission**

TO

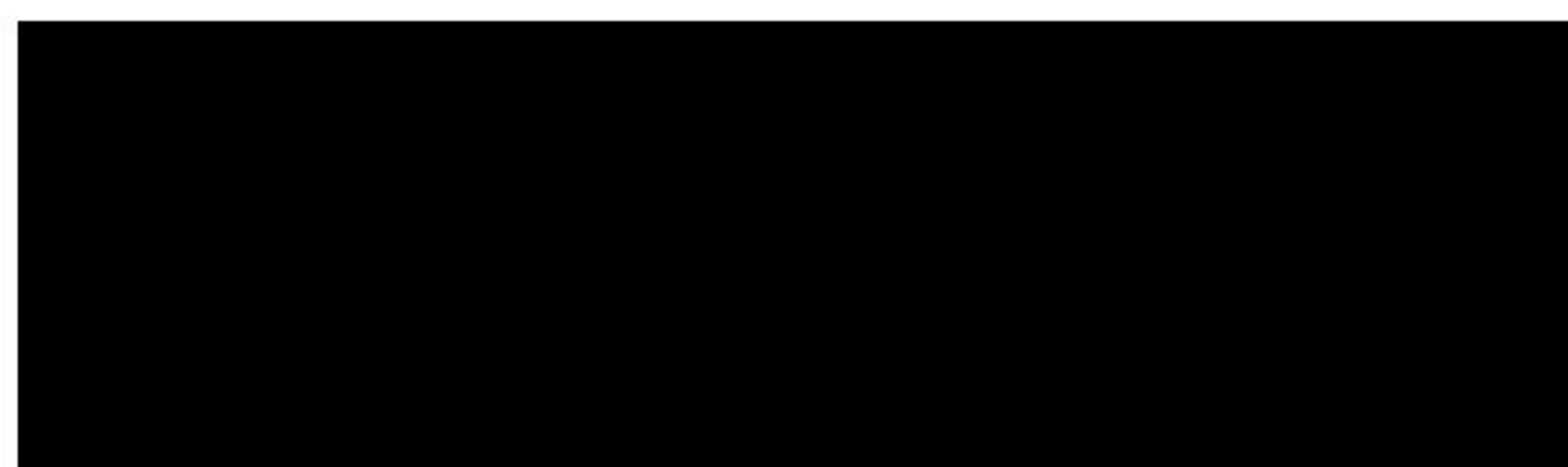


With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect two storey dwellinghouse with off street parking on Plot 30 Highfield Gardens Steinbeck Road Buckie**

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

Date of Notice: **28 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 adopted Moray Local Development Plan 2015 (Policies H1 IMP1 and PP3) because the proposed design which has a ridge height of approximately 8.6m providing accommodation over two storeys would result in a dwelling which would be out of place with the scale and character of the existing streetscape (predominately single storey at this part of Steinbeck Road). On this basis, the proposed dwelling is of a design which would be detrimental to the character and appearance of the site and the existing properties located on this part of Steinbeck Road.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

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

<b>Reference</b>	<b>Version</b>	<b>Title</b>
13-17/PL/30/01		Location plan
13-17/PL/30/01		Elevations and floor plan
920		Drainage plan
13-17/PL/30/002		Site plan

**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](http://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.