

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

REFUSAL OF PLANNING PERMISSION

[Speyside Glenlivet] Planning Permission in Principle

TO Mr Ian Cormack
c/o J W S Design Limited
Hillcrest
75 High Street
Buckie
Moray
AB56 1AX

With reference to your application for planning permission in principle 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 and detached garage on Site North Of Dowalls Croft Craigellachie Moray

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

Date of Notice: 14 June 2018



HEAD OF DEVELOPMENT SERVICES

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

(Page 1 of 3) Ref: 18/00581/PPP

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 Councils reason(s) for this decision are as follows: -

The proposal would be contrary to policies H7 and IMP1 of the Moray Local Development Plan 2015 and Supplementary Guidance 'Housing in the Countryside' (MLDP 2015) and Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Houses in the Countryside for the following reason:

The proposal is considered to constitute an inappropriately located site that would contribute to an unacceptable cumulative build-up of development given the large number of built and consented dwellings already along the U64H on which it is located.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference Version	Title
1	Site and location plan
2	Indicative house plans
3	Transport drawings

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.scot/eplanningClient

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

(Page 2 of 3) Ref: 18/00581/PPP

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.

(Page 3 of 3) **Ref: 18/00581/PPP**



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

PERMISSION FOR DEVELOPMENT

[Speyside Glenlivet] Planning Permission in Principle

TO Mr Ian Cormack
c/o J W S Design Limited
Berrybauds
Claochan
BUCKIE
AB56 5HX

With reference to your application for planning permission in principle under the above-mentioned Act, the Moray Council in exercise of its powers hereby **GRANT** planning permission for the following development:-

Erect dwellinghouse and detached garage on Ground North Of Dowells Croft Craigellachie Moray

in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, and where appropriate, subject to the condition(s) and reason(s) as set out in the attached schedule.

This permission does not carry with it any necessary consent or approval to the proposed development under the building regulations or other statutory enactments and the development should not be commenced until all consents have been obtained.

Date of Notice: 3rd September 2014



HEAD OF DEVELOPMENT SERVICES

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

(Page 1 of 11) **Ref: 14/01387/PPP**

IMPORTANT NOTE

YOU ARE OBLIGED TO COMPLY WITH THESE CONDITIONS AND NOTES

SCHEDULE OF CONDITIONS

By this Notice the Moray Council has **GRANTED PLANNING PERMISSION IN PRINCIPLE** for this proposal subject to conditions as appropriate to ensure implementation of the proposal under the Town & Country Planning (Scotland) Act 1997, as amended. It is important that these conditions are adhered to and failure to comply may result in enforcement action being taken.

CONDITION(S)

Permission is granted subject to the following conditions: -

- 1 (a) That in the case of any matter specified in conditions attached to the planning permission in principle, application for approval must be made before:-
 - (i) that expiration of 3 years from the date of the grant of planning permission in principle; or
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval for the same matters was refused; or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed; whichever is the latest: provided that only one such application for approval of matters specified in conditions may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (i) above.
 - (b) That the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of 3 years from the date of the grant of planning permission in principle; or
 - (ii) the expiration of 2 years from the final approval of the matters specified in conditions or in the case of approval on different dates the final approval of the last such matter to be approved.
- The approval hereby granted is for planning permission in principle and prior to the commencement of the development approval of matters specified in conditions, including the siting, design and external appearance of the building(s) the means of access thereto and the landscaping of the site shall be obtained from the Council, as Planning Authority.
- 3 The grant of planning permission in principle hereby granted for the proposed development shall be carried out only in accordance with detailed drawings

(Page 2 of 11) **Ref: 14/01387/PPP**

which shall previously have been submitted to and approved by the Council, as Planning Authority. These drawings shall show the matters specified in conditions numbered 4-8 below.

- 4 Plans, sections and elevations of all buildings proposed with details of the type and colour of all external materials and finishes shall be submitted in accordance with condition no. above.
- The proposed layout of the site showing the exact position of the site boundaries, the position of all buildings, the means of access, areas for vehicle parking and the arrangements for the disposal of foul and surface water (i.e. a SUDS system or equivalent) shall be submitted in accordance with condition no. above.
- Details of the exact extent, type and finish of all other works including walls, fences and other means of enclosure and screening shall be submitted in accordance with condition no. above.
- 7 Sections through the site showing the development on its finished levels in relation to existing levels shall be submitted in accordance with condition no. above.
- 8 Landscaping proposals showing any existing trees/hedges/shrubs to be retained or removed together with details of the type, position and number of all planting to be undertaken and details of all surfacing materials shall be submitted in accordance with condition no. above.
- 9 Prior to any development works commencing:
 - i) a detailed drawing (scale 1:500 or 1:1000 which shall also include details to demonstrate control of the land) showing the visibility splay 2.4 metres by 70 metres to the east and 2.4 metres by 90 metres to the west 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
 - 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.
- 10 Prior to the commencement of development details shall be submitted for the approval in writing of the Planning Authority, in consultation with the Roads Authority, to ensure no water or loose material shall be permitted to drain or be carried onto the public footpath/carriageway for the life time of the development.
- 11 The width of the vehicular access shall be a minimum of 3.0m and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The first 10m of the access track, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam.

(Page 3 of 11) **Ref: 14/01387/PPP**

- An access lay-by 8.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the public road to allow visiting service vehicles to park clear of the public road. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance with The Moray Council specification and surfaced with bituminous macadam.
- Any existing ditch, watercourse or drain under the site access shall be piped using a suitable diameter of pipe, agreed with the Roads Maintenance Manager (300mm minimum). The pipe shall be laid to a self-cleansing gradient and connected to an outfall.
- Parking provision shall be as follows: 2 spaces for a dwelling with three bedrooms or less; or 3 spaces for a dwelling with four bedrooms or more.
 - The 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.
- The house hereby approved shall not be occupied until an adequate and wholesome supply of water has been provided.

The Council's reason(s) for imposing the above condition(s) are:-

- The time limit condition is imposed in order to comply with the requirements of Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
- In order to ensure that the matters specified can be fully considered prior to the commencement of development.
- As the approval is granted for planning permission in principle only and in order that detailed consideration can be given to the matters specified.
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- 9 To enable drivers of vehicles entering or exiting the site to have a clear view

(Page 4 of 11) **Ref: 14/01387/PPP**

- 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.
- To ensure acceptable infrastructure at the development access through the provision of details currently lacking.
- 11 To ensure acceptable infrastructure at the development access.
- To ensure the provision of facilities for deliveries to the development in the interests of road safety.
- To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.
- 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.
- 15 In order to ensure a suitable water supply.

REASON(S) FOR DECISION

The Council's reason(s) for making this decision are:-

The Proposal was considered to be in accordance with the development plan and there were no material considerations which outweighed the proposal's accordance with the development plan.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
1		Site and location plan
2		House and garage details
3	_	Site section and access

IMPORTANT NOTES ABOUT THIS DECISION

DURATION OF THIS PERMISSION

In accordance with Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended:

- (a) That in the case of any matter specified in conditions attached to the planning permission in principle, application for approval of matters specified in conditions must be made before:-
 - (i) that expiration of 3 years from the date of the grant of planning permission in principle; or
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval for the same matters was refused; or
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed; whichever is the latest, and

(Page 5 of 11) Ref: 14/01387/PPP

- (b) That the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of 3 years from the date of the grant of planning permission in principle; or
 - (ii) the expiration of 2 years from the final approval of the matters specified in conditions or in the case of approval on different dates the final approval of the last such matter to be approved.

If an application for approval of matters specified in conditions has not been made or the development has not begun within the specified dates this planning permission in principle shall lapse unless there is a specific condition attached to this permission which varies the stated timescales.

COMMENCEMENT AND COMPLETION OF THE DEVELOPMENT

The following are statutory requirements of the Town & Country Planning (Scotland) Act 1997, as amended. Failure to meet their respective terms represents a breach of planning control and may result in formal enforcement action. Copies of the notices referred to below are attached to this permission for your use.

NOTIFICATION OF INITIATION OF DEVELOPMENT

S.27A of the 1997 Act, as amended requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, as soon as practicable after deciding the date they will start work on the development, give notice to the planning authority of that date. This ensures that the planning authority is aware that the development is underway and can follow up on any suspensive conditions attached to the permission. Therefore, prior to any work commencing on site, the applicant/developer must complete and submit to the Moray Council, as planning authority, the attached Notification of Initiation of Development.

NOTIFICATION OF COMPLETION OF DEVELOPMENT

S.27B of the 1997 Act, as amended requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority. This will ensure that the planning authority is aware that the development is complete and can follow up any planning conditions. Therefore, on completion of the development or as soon as practicable after doing so, the applicant/developer must complete and submit to the Moray Council, as planning authority the attached Notification of Completion of Development.

NOTIFICATION OF COMPLETION OF PHASED DEVELOPMENT

Under S.27B(2) of the 1997 Act, as amended where permission is granted for phased development, the permission is subject to a condition (see Schedule of Conditions above) requiring the applicant/developer as soon as practicable after each phase to give notice of that completion to the planning authority. This will allow the planning authority to be aware that particular phase(s) of the development is/are complete. When the last phase is completed the applicant/developer must also complete and submit a Notification of Completion of Development.

(Page 6 of 11) **Ref: 14/01387/PPP**

ADDITIONAL NOTES FOR INFORMATION OF THE APPLICANT

The following notes are provided for your information including comments received from consultees:-

THE TRANSPORTATION MANAGER, DIRECT SERVICES has commented that:-

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 permission to modify the existing public road, in accordance with Section 48 of the Roads (Scotland) Act. The applicant will be required to provide technical information, including drawings and drainage calculations, a programme for the proposed works. Advice on the application process can be obtained by emailing transport.develop@moray.gov.uk

Before staring any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 85 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing roadspermits@moray.gov.uk

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

If required, street furniture will need to be repositioned at the expense of the developer. In addition any existing roadside ditch may require a pipe or culvert. Advice on these matters can be obtained by emailing road.maint@moray.gov.uk

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

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

The applicants shall free and relieve the Roads Authority from any claims arising out of his 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.

Visibility splays relate to the visibility available to a driver at or approaching a junction in both directions. It is related to the driver's eye height, object height above the road, distance back from the main road known as the 'X' distance and a distance along the main road known as the 'Y' distance. The Y distance is related either to the design speed of the road and a corresponding 'stopping sight distance' or in some circumstances may be based on observed '85th

(Page 7 of 11) **Ref: 14/01387/PPP**

percentile vehicle speeds'. Advice on this matter can be obtained by emailing transport.develop@moray.gov.uk and reference to the following pages on the Council web site

Transportation Service Requirements for Small Developments in the Countryside

Full document http://www.moray.gov.uk/downloads/file79761.pdf http://www.moray.gov.uk/downloads/file68812.pdf

MANAGER (DEVELOPMENT MANAGEMENT) has commented that:-

It is noted that your planning application proposes a septic tank and soakaway/infiltration drainage system and the suitability of the ground condition to accommodate this will be dealt with as part of your Building Warrant application. Full details of a ground assessment, trial pit investigations and percolation test results, from a suitably qualified person as contained within the Council's List of Approved Certifiers, will be required prior to obtaining a Building Warrant

An application for a Building Warrant and compliance with the Building Regulations are entirely separate from Planning procedures. Furthermore, the granting of Planning Consent does not guarantee approval of a Building Warrant.

If you have not already done so and you may wish to satisfy yourself about the adequacy of ground conditions separately at this stage, if so I recommend that you contact the Building Standards Section directly at Environmental Services, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, telephone(01343) 563243.

Please note that any proposed discharges to land or the water environment will require authorisation from SEPA under the Water Environment (Controlled Activities) (Scotland) Regulations 2011. For further details refer to SEPA website http://www.sepa.org.uk/water/water_regulation/regimes.aspx.

Prior to the commencement of development the developer should contact Scottish Water and ensure all the requirements of that authority are complied with.

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

None

DETAILS WHERE DIFFERENT TIME-PERIOD(S) FOR DURATION OF PLANNING PERMISSION IMPOSED (S.58/59 of 1997 ACT)

None

(Page 8 of 11) **Ref: 14/01387/PPP**

TERMS OF S.75 AGREEMENT RELATING TO THIS APPLICATION

The terms, or summary of terms of the Agreement can be inspected at:-

None

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.

(Page 9 of 11) **Ref: 14/01387/PPP**

The Moray Council

NOTIFICATION OF INITIATION OF DEVELOPMENT

Section 27A Town and Country Planning (Scotland) Act 1997

Planning Application Reference No: 14/01387/PPP

Date issued:		
I hereby give notice that works as detailed commence on:	under the above planning application will	
Signed:	Date:	
THE FOLLOWING INFORMATION MUST I	BE PROVIDED:	
Name and address of person carrying ou	t the development:	
2. The full name and address of the landow		
3. Where a site agent is appointed, their full name and contact details:		
4. The date of issue and reference number	of the grant of planning permission:	
Please return this form, duly completed to:	The Moray Council Development Management Development Services Environmental Services Department Council Office, High Street Elgin IV30 1BX	
Or email to: -	development control@moray gov uk	

IMPORTANT

It is important that the Environmental Services Department is advised when you propose to start work as failure to do so may result in enforcement action be taken.

Please complete and return this form.

(Page 10 of 11) **Ref: 14/01387/PPP**

The Moray Council

NOTIFICATION OF COMPLETION OF DEVELOPMENT

Section 27B Town and Country Planning (Scotland) Act 1997

Planning Application Reference No: 14/	01387/PPP
Date issued:	
I hereby give notice that works as detailed will be completed on:	under the above planning application
Signed:	Date:
Please return this form, duly completed to:	- The Moray Council Development Management Development Services Environmental Services Department Council Office High Street Elgin IV30 1BX
Or email to: -	development control@moray gov uk

IMPORTANT

It is important that the Environmental Services Department is advised when the development has been completed as failure to do so may result in enforcement action be taken.

Please complete and return this form.

(Page 11 of 11) **Ref: 14/01387/PPP**

Consultation Request Notification – Development Plans

Planning Authority Name	The Moray Council
Response Date	5th June 2018
Planning Authority Reference	18/00581/PPP
Nature of Proposal	Erect dwellinghouse and detached garage on
(Description)	
Site	Site North Of Dowells Croft
	Craigellachie
	Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068433
Proposal Location Easting	330659
Proposal Location Northing	846202
Area of application site (Ha)	1047 m2
Additional Comments	
Development Hierarchy Level	LOCAL
Supporting Documentation	http://public.moray.gov.uk/eplanning/centralDis
URL	tribution.do?caseType=Application&keyVal=P
	7ZURTBGH5V00
Previous Application	14/01387/PPP
The state of the s	
Date of Consultation	22nd May 2018
Is this a re-consultation of an	No
existing application?	
Applicant Name	Mr Ian Cormack
Applicant Organisation Name	
Applicant Address	Dowells Croft
	Craigellachie
	Moray
Agent Name	J W S Design Limited
Agent Organisation Name	
Agent Address	Hillcrest
	75 High Street
	Buckie
	Moray
Agent Dhana Number	AB56 1AX
Agent Phone Number	N/A
Agent Email Address	N/A Emma Mitchell
Case Officer Phone number	
Case Officer Phone number	01343 563326
Case Officer email address	emma.mitchell@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:-

PLEASE COMPLETE AND RETURN WITHIN 48 HOURS to consultation.planning@moray.gov.uk

MORAY COUNCIL PLANNING CONSULTATION RESPONSE

From: Development Plans

Planning Application Ref. No: 18/00581/PPP

Erect dwellinghouse and detached garage on Site North Of Dowells Croft

Craigellachie Moray for Mr Ian Cormack

Ward: 01_17 Speyside Glenlivet

DETERMINATION - DEPARTURE FROM DEVELOPMENT PLAN

(For Structure/Local Plan Comment)

		Page No	Policy No(s)	Yes	No
1	Departure from Moray Local Development Plan 2015	29	H7 New Housing in the Countryside	Х	
		39	E4 Trees and Development	N/A	N/A
		63	ER2 Development in Woodland	N/A	N/A
		84	IMP1 Developer Requirements	Х	
2	2 Further Discussion Required				

REASONING FOR THIS DECISION:

The proposal is for planning permission in principle to erect a dwellinghouse and detached garage on Site North of Dowells Croft, Craigellachie.

Siting and Build-Up (Policy H7 and IMP1)

Policy H7 New Housing in the Open Countryside states that a proposal must not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area, with particular focus placed where there has been a significant growth in the number of new house applications.

In recent years, there has been a significant growth in the number of new house applications in this area and the proposed site falls within the Craigellachie Housing in the Countryside Hotspot, as identified within the 'Guidance Note on Landscape and Visual

Impacts of Cumulative Build-Up of Houses in the Countryside'. The number of new houses located along, and taking access from, the U64H Balnacoul Road has led to an unacceptable cumulative and incremental build-up of development. The incidence and inter-visibility of new houses result in these being a major characteristic of the landscape and a sequential visual impact when travelling along roads, particularly the U64H, in the vicinity of the proposed site.

Policy IMP1 Developer Requirements requires that the scale, density and character of new developments must be appropriate to the surrounding area and be sensitively sited and designed.

The proposal is considered to constitute an inappropriately located site and would contribute to an unacceptable cumulative build-up of development and is therefore contrary to Policies H7 and IMP1.

Woodland (Policies E4 and ER2)

Policies E4 *Trees and Development* and ER2 *Development in Woodlands* aim to give protection to trees and woodland from development. The site is entirely situated within woodland identified on the National Forest Inventory; however the trees have already been permanently removed from the proposed area.

It is noted that the Applicant has submitted a compensatory planting plan to the satisfaction of Forestry Commission Scotland.

Conclusion

The proposal is considered to be contrary to Policies H7 and IMP1 on the grounds that the proposal constitutes an inappropriately located site and would contribute to an unacceptable cumulative build-up of development.

The site is entirely situated within woodland identified on the National Forest Inventory; however the trees have been removed from the proposed area. It is noted that a compensatory planting plan has been submitted to the satisfaction of Forestry Commission Scotland.

Contact: Darren Westmacott Date: 08/06/2018

Email Address: Darren.Westmacott@moray.gov.uk Phone No: 01343 563358

Consultee: Development Plans

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.

Title: Plot North of Dowells Croft Craigellachie for Mr Ian Cormack

Planning Ref: 18/00581/APP

COMPENSATORY REPLANTING SCHEMEMay 2018

1.0 INTRODUCITON

This document provides the compensatory tree planting proposals for Plot North of Dowells Croft Craigellachie. This scheme has been prepared by JWS Design Ltd and aims to satisfy the Development managements replanting requirements and condition:

"No tree felling shall commence on site until a woodland planting scheme to compensate for the removal of 0.105 hectares of existing woodland ("the Replanting Scheme") has been submitted to and approved in writing by Moray Council in consultation with Forestry Commission Scotland. The Replanting Scheme must comply with the requirements set out in the UK Forestry Standard (Forestry Commissions, 2011. ISBN 978-0-85538-830-0) and the guidelines to which it refers. The Replanting Scheme submitted for approval must include:-

- a. details of the location of the area to be planted;
- b. details of land owners and occupiers of the land to be planted;
- c. the nature, design and specification of the proposed woodland to be planted;
- d. details of all Necessary Consents for the Replanting Scheme and timescales within which each shall be obtained;
- e. the phasing and associated timescales for implementing the Replanting Scheme;
- f. proposals for the maintenance and establishment of the Replanting Scheme, including; annual checks; replacement planting; fencing; ground preparation; and drainage."

2.0 OUTLINE PROPOSAL

The Replanting Strategy aims to replace the loss of circa 0.105ha of existing woodland to the location shown on Drawing 1 FCS The location of the proposed replanting scheme is owned by Mr Ian Cormack, who is the Applicant for this planning permission.

3.0 DETAILED PROPOSALS

3.1 Compensatory Tree Planting

Approximate Nos:

The area of proposed tree planting will comprise of a total of 100 trees, as illustrated on Drawing 1 FCS, to be planted during the next growing season.

Trees will be supplied from an approved source with traceable provenance for the local area. This will include provision of a seed certificate illustrating quantities plus provenance and native seed zones (201, 202). Trees will be planted in a randomised order to provide a naturally vegetated appearance.

Broadleaf Mix:	Coverage	No.
Species		
Silver Birch	70%	70
Rowan	15%	15
Willow	15%	15
Total	100%	100

Year 2 Aftercare (January 2021 - December 2021)

Site visits to carry out tree guard maintenance and litter pick, twice annually.

Carry out beat-up (replacement) planting of any failed trees.

Spring weeding of trees with spot application of glyphosate, second application in July, if required.

Application of selective broadleaved herbicide outwith tree spots to control invasive noxious weeds, if required (e.g. thistles, docks and nettles).

August - beating-up assessment to spot mark any guards containing failed trees.

Maintenance site visits to monitor tree health and growth, weeding requirements, vermin activity and advisory reports.

Year 3 Aftercare (January 2022 – December 2022)

Site visits to carry out tree guard maintenance and litter pick, twice annually.

Carry out beat-up (replacement) planting of any failed trees.

Spring weeding of trees with spot application of glyphosate, second application in July, if required.

Application of selective broadleaved herbicide outwith tree spots to control invasive noxious weeds, if required (e.g. thistles, docks and nettles).

Maintenance site visits to monitor tree health and growth, weeding requirements, vermin activity and advisory reports.

Production of a Maintenance Report for issue to the Council.

Year 4 Aftercare (January 2023 – December 2023)

Site visits to carry out tree guard maintenance and litter pick, twice annually Formative pruning of trees to concentrate growth on one leading shoot to prevent future splitting.

Spring weeding of trees with spot application of glyphosate, second application in July, if required.

Application of selective broadleaved herbicide outwith tree spots to control invasive noxious weeds, if required (e.g. thistles, docks and nettles).

Maintenance site visits to monitor tree health and growth, weeding requirements, vermin activity and advisory reports.

Year 5 Aftercare (January 2024 – December 2024)

Site visits to carry out tree guard maintenance and litter pick, twice annually.

Maintenance site visits to monitor tree health and growth, weeding requirements, vermin activity and advisory reports.

Production of a Maintenance Report for issue to the Council.

Scheme to be signed off in agreement with the Council and/or the relevant Statutory Bodies. (only upon successful establishment of the scheme).

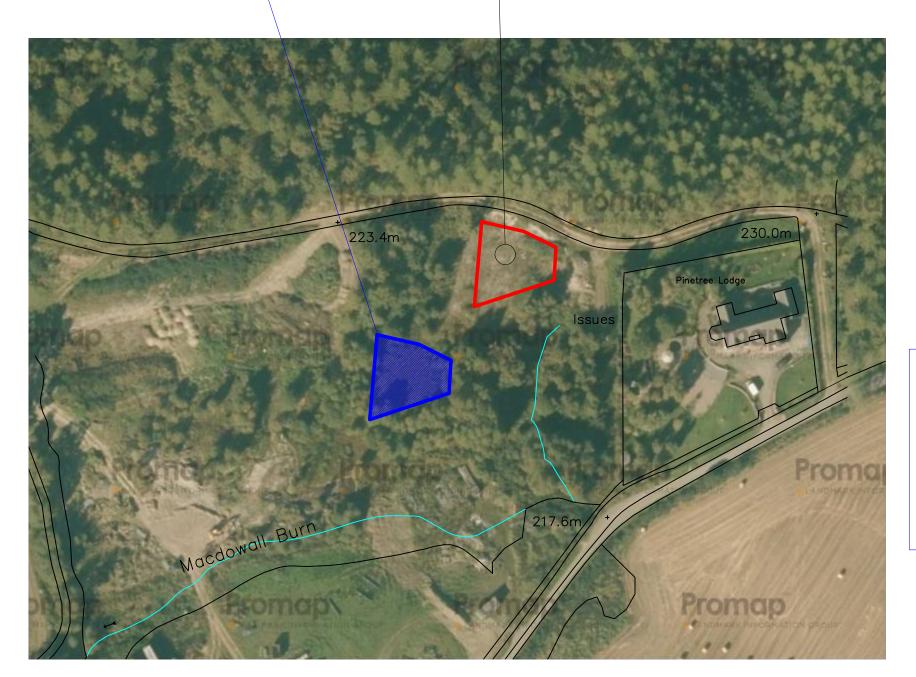
Location Plan nts

Detailed site Plan 1:1250

Area of compensatory tree replanting.

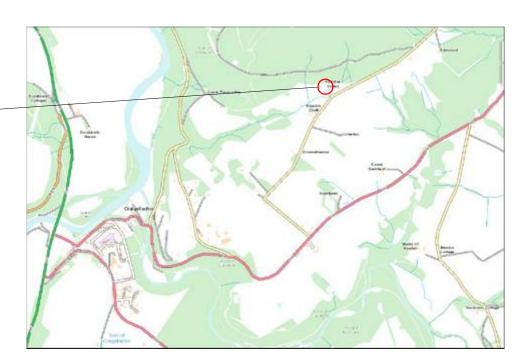
Replanting open area to be equal to plot area.

plot referred to





SITE PLAN 1:1250



LOCATION PLAN NTS

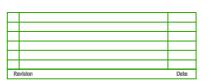


COMPENSATORY TREE REPLANTING

Tree Planting (broad leaf species)
Silver birch 20%
Rowan 15%
Willow 15%

Trees 1500mm tall minimum in protective plastic tubes, planted at 1500mm centres

Refer to Compensatory Replanting Report May 2018 for further information.





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House Plot
North of Dowells Croft
Craigellachie for Mr & Mrs
Ian Cormack

Drawing

PPP Submission Drawing Site Plans 18/00581/PPP

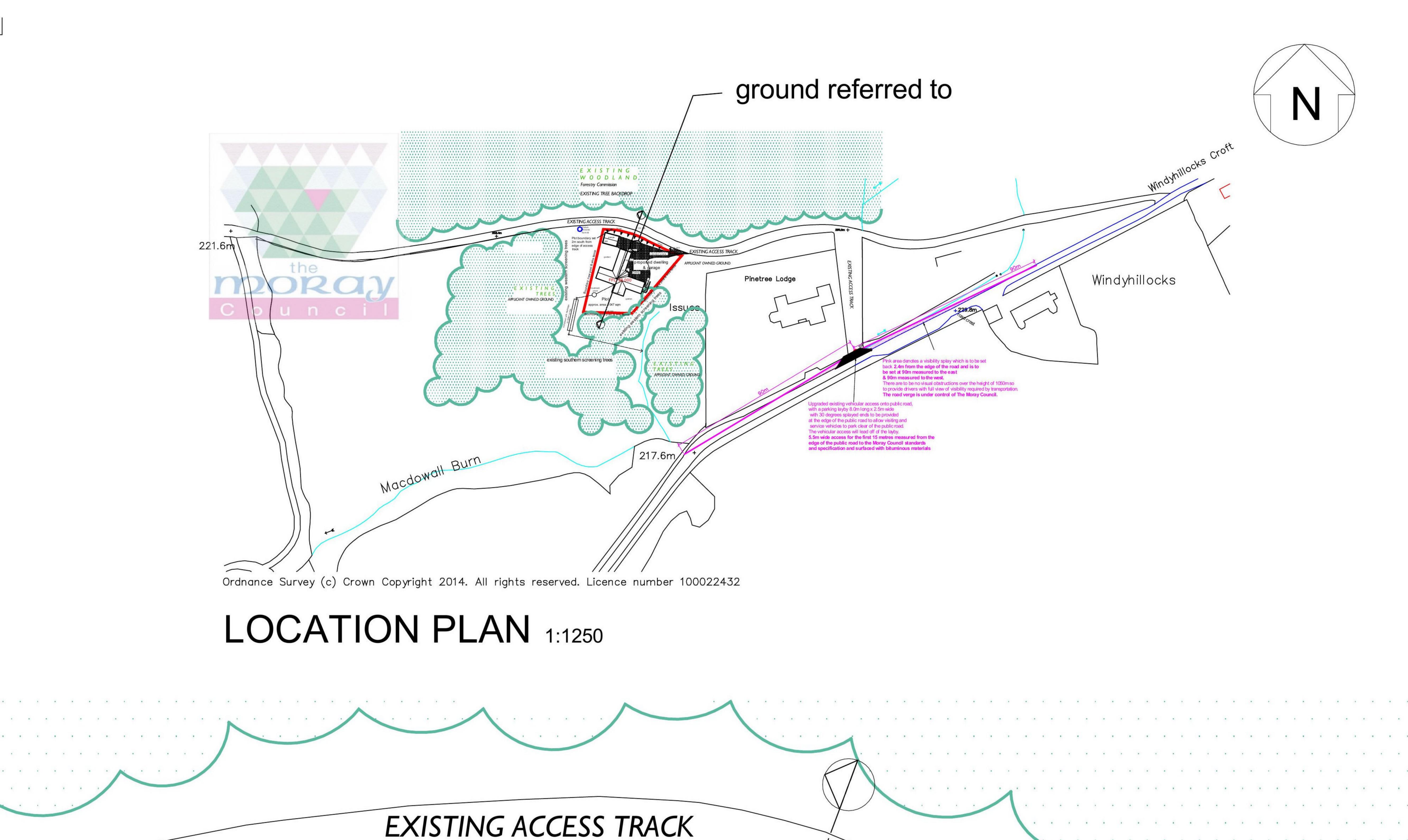
1:1250 @A3

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LOCATION PLAN 1:1250

2m south from edge of access and the second of the second of the second of A CONTRACTOR OF THE STATE OF TH extended access proposed dwelling & garage treatment APPLICANT OWNED GROUND approx. area:/1047 sqm / 95.500 SITE PLAN 1:200

EXISTING ACCESS TRACK

APPLICANT OWNED GROUND

Pinetree Lodge

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

APPROVED

03.09.2014

Development Management **Environmental Services** The Moray Council

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Proposed House & Garage North of Dowells Croft Craigellachie for Mr & Mrs Ian Cormack

PPP Submission Drawing Site Plans

Var @ A1 **June 2014** Revision No.

