



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 100085503-002

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 dwelling and associated works on Site Adjacent to Crannoch Lodge, Grange Crossroads, Keith

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)  Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Grant and Geoghegan Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Neil	Building Name:	Unit 4 Westerton Road Business
Last Name: *	Grant	Building Number:	
Telephone Number: *	07769744332	Address 1 (Street): *	4 Westerton Road South
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	KEITH
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB55 5FH
Email Address: *	neil@ggmail.co.uk		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	per grant and geoghegan
First Name: *	G	Building Number:	
Last Name: *	Whyte	Address 1 (Street): *	Unit 4 Westerton Road Business
Company/Organisation		Address 2:	4 Westerton Road South
Telephone Number: *		Town/City: *	KEITH
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	AB55 5FH
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

854396

Easting

348566

## Pre-Application Discussion

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

Yes  No

## Site Area

Please state the site area:

7479.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Undeveloped land

## Access and Parking

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

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  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?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

3

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

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? \*

- New/Altered septic tank.  
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).  
 Other private drainage arrangement (such as chemical toilets or composting toilets).

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 explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \*

To septic tank and soakaway

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)

To local authority requirements

## 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: Neil Grant

On behalf of: Mr & Mrs G Whyte

Date: 09/05/2018

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 Neil Grant

Declaration Date: 23/02/2018

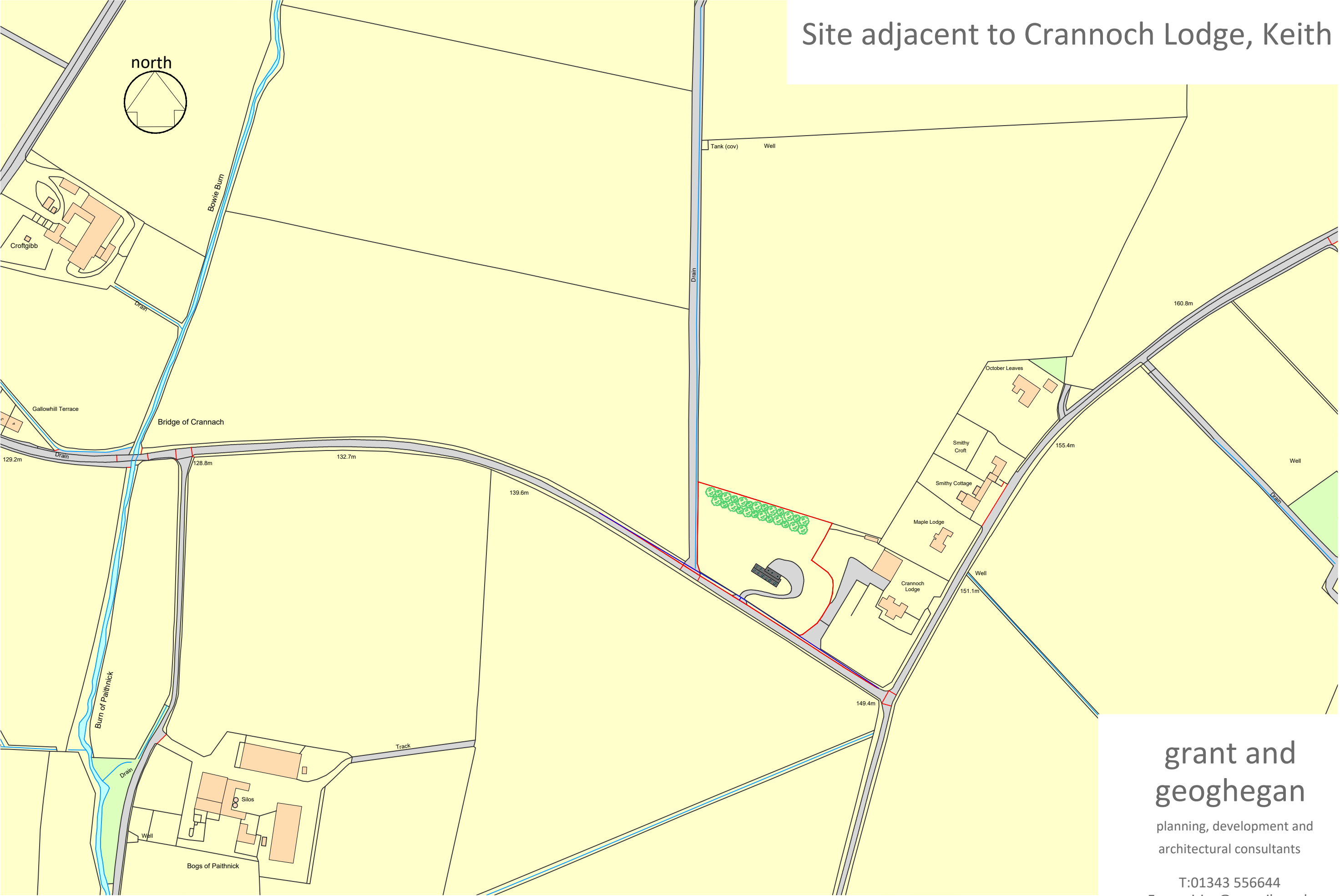
## Payment Details

Cheque: 1, 1

Created: 09/05/2018 14:36



# Site adjacent to Crannoch Lodge, Keith



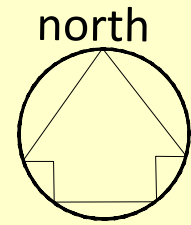
grant and  
geoghegan

planning, development and  
architectural consultants

T:01343 556644  
E:enquiries@ggmail.co.uk



# Site adjacent to Crannoch Lodge, Keith



Existing mixture of native woodland and shrub species containing Ash, Birch, Rowan and Whitebeam covering 25% of site area

Site Boundary (proposed fenceline)

Datum 148.49 (base of strainer)

Site Boundary (proposed fenceline)

Septic tank and soakaway

Rainwater soakaway

FFL 146.2m

New post and wire fence to be setback 2.4m from edge of carriageway

Proposed access layby for single dwelling to roads department requirements

**grant and geoghegan**

planning, development and architectural consultants

T:01343 556644  
E:enquiries@ggmail.co.uk

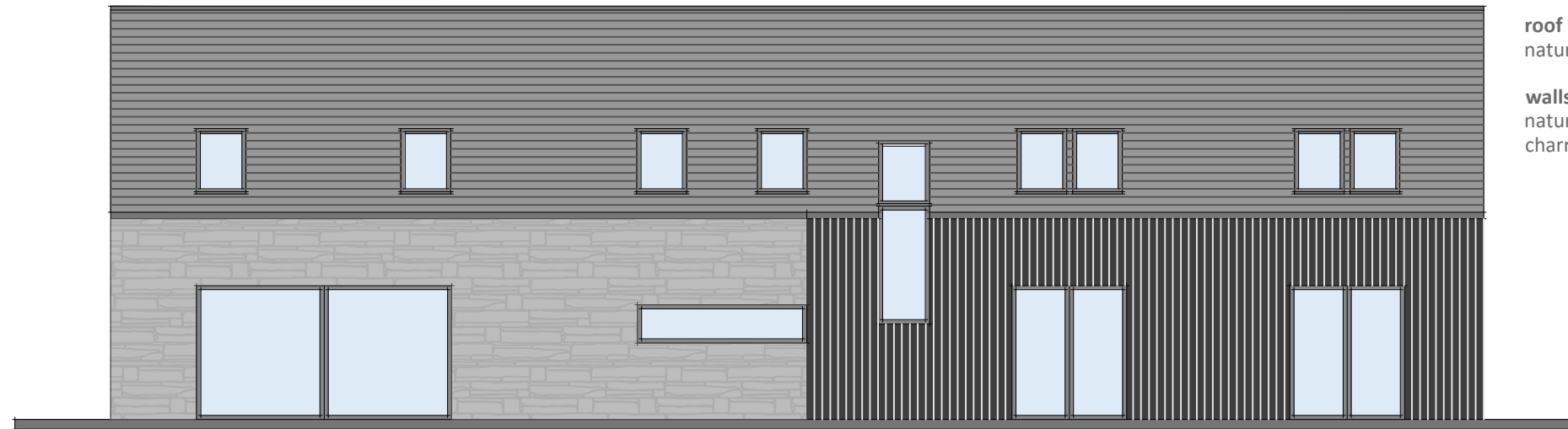


# Site adjacent to Crannoch Lodge, Keith

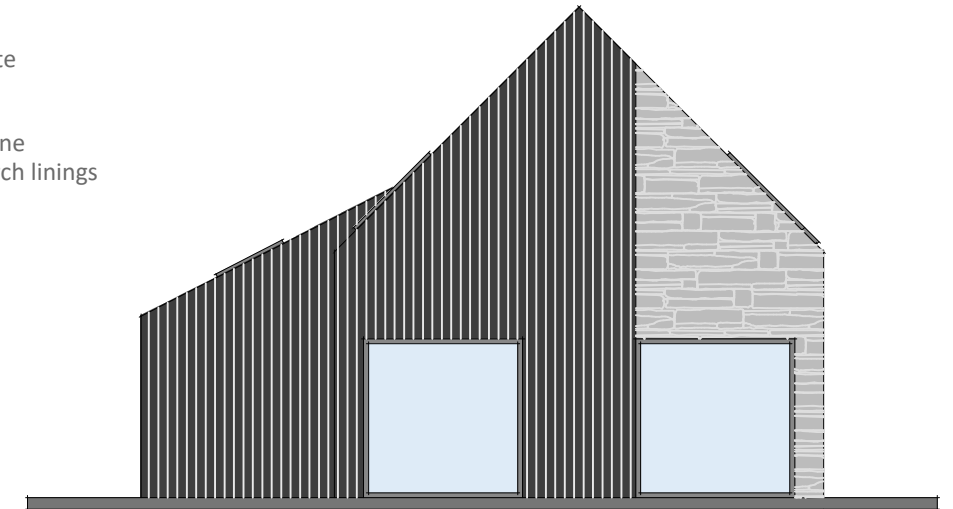
## external finishes

**roof**  
natural slate

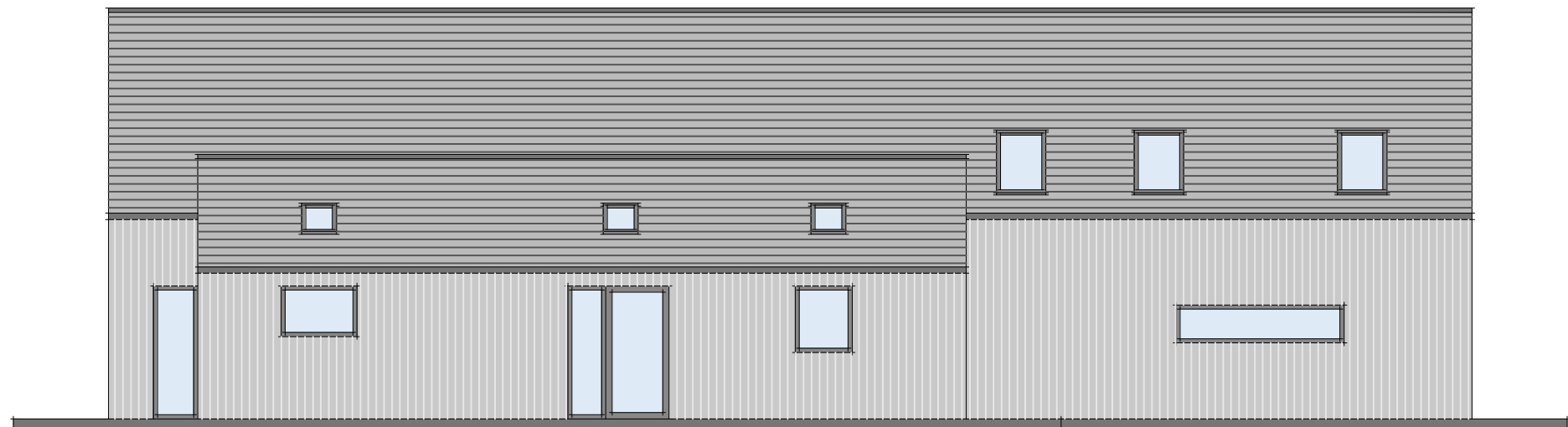
**walls**  
natural stone  
charred larch linings



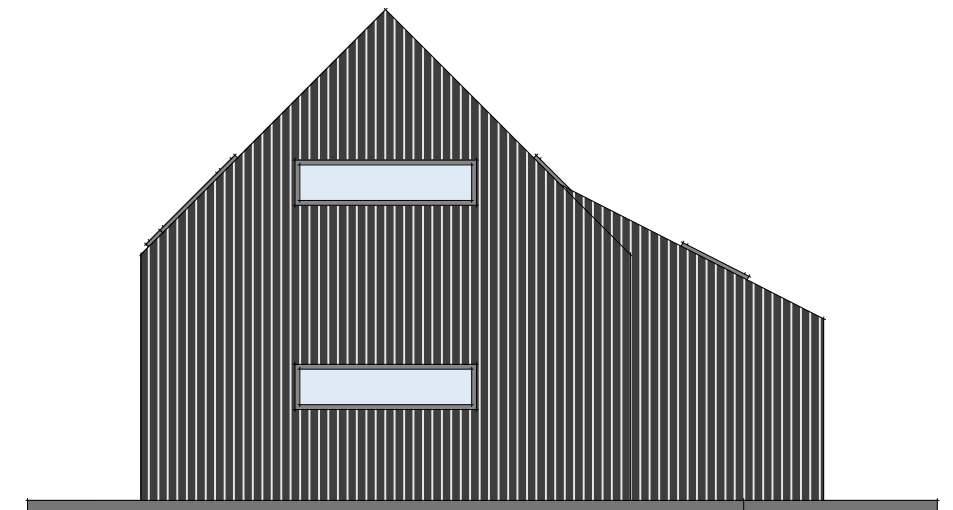
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

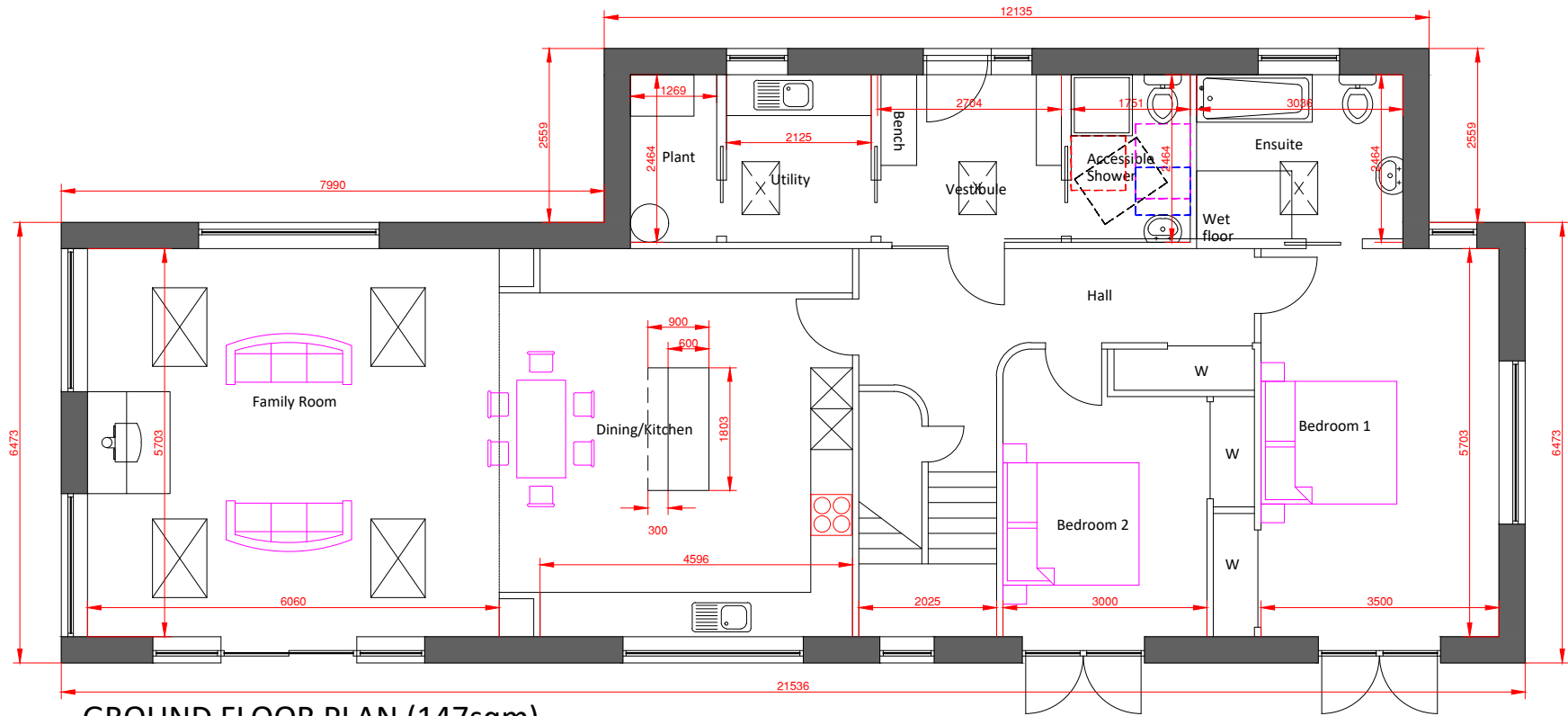
grant and  
geoghegan

planning, development and  
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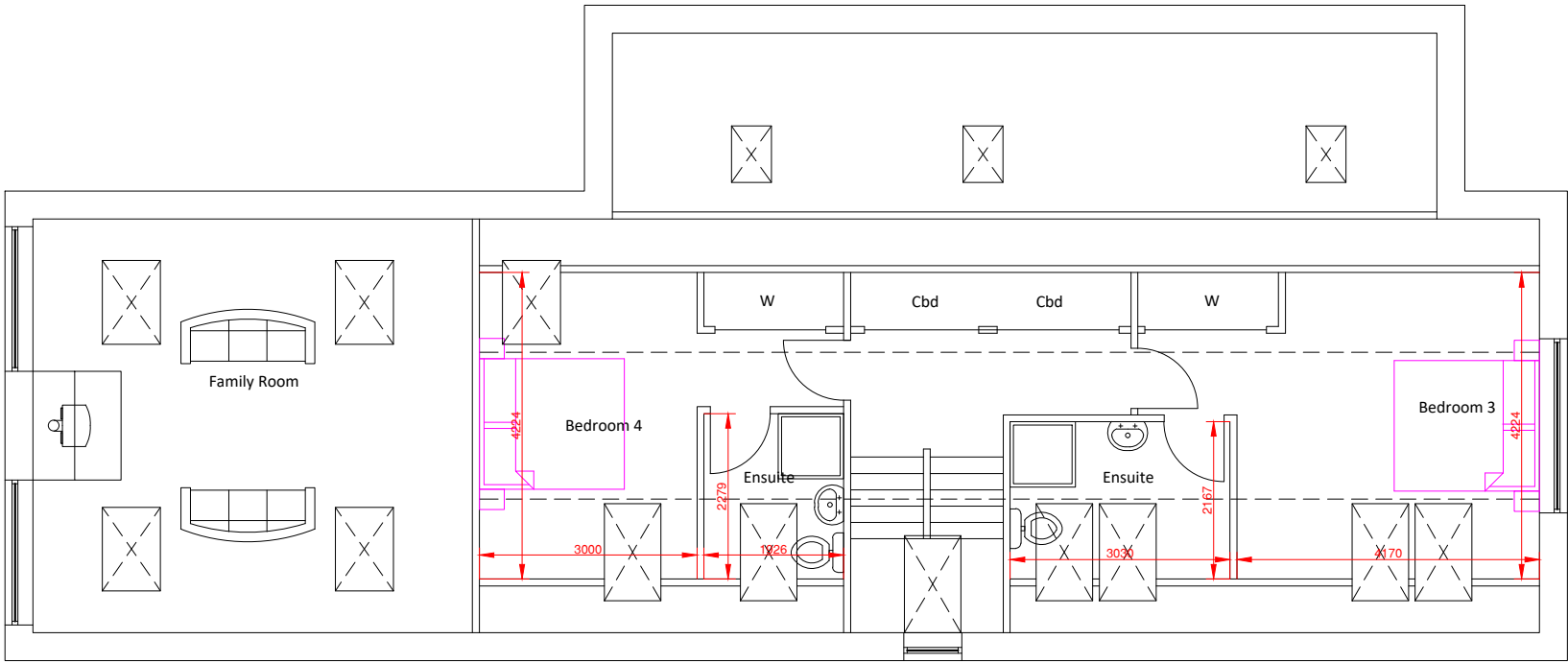
T:01343 556644  
E:enquiries@ggmail.co.uk



# Site adjacent to Crannoch Lodge, Keith



GROUND FLOOR PLAN (147sqm)



FIRST FLOOR PLAN (62sqm ex void)

grant and geoghegan

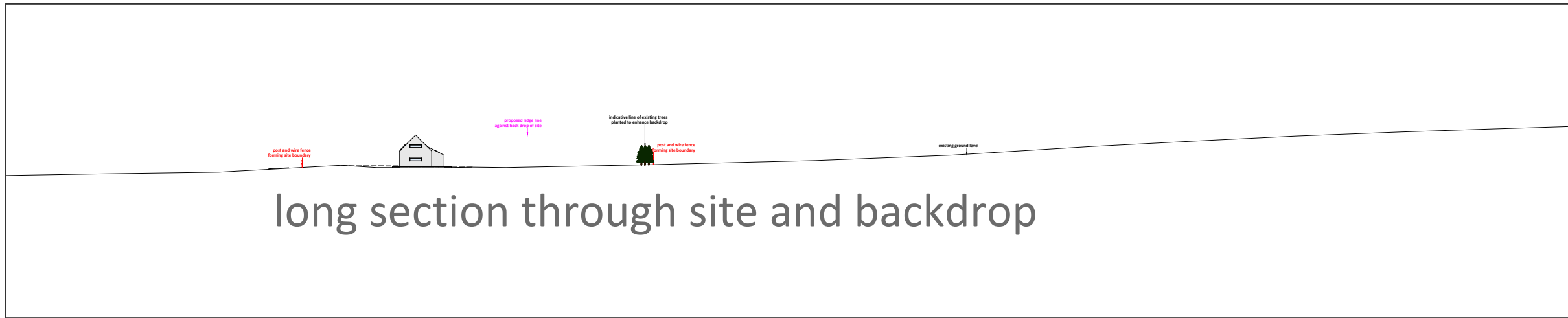
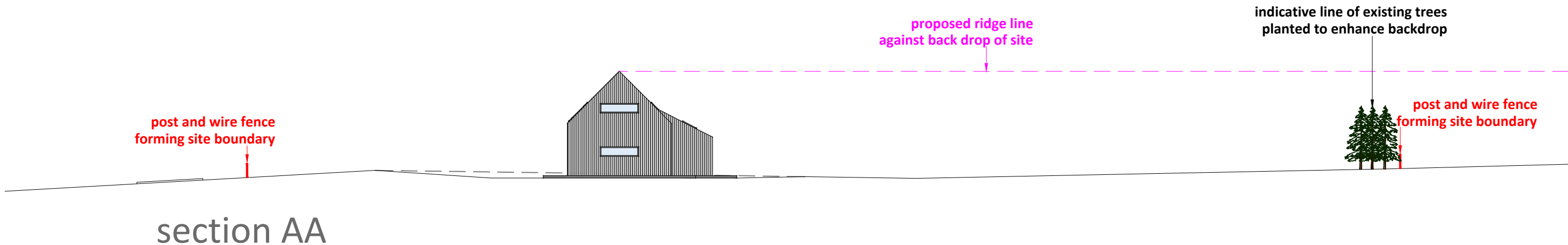
planning, development and architectural consultants

T:01343 556644  
E:enquiries@ggmail.co.uk





# Site adjacent to Crannoch Lodge, Keith



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# grant & geoghegan ltd.

Planning Development and Architectural Consultants

Unit 4 Westerton Road Business Centre  
4 Westerton Road South  
Keith AB55 5FH

T: 01343 556644

E: enquiries@ggmail.co.uk

## Planning Statement

Land adjacent to Crannoch Lodge, Grange, Keith

Issue Date:  
15<sup>th</sup> May 2018

# CONTENTS

- 1.0. Introduction
- 2.0. The Proposal
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- 6.0. Other Material Considerations
- 7.0. Conclusion

## 1.0 Introduction

This statement has been prepared to accompany an application which seeks planning permission for a dwellinghouse and associated works, to demonstrate how the proposal relates to the requirements of National Planning Policy, the Moray Local Development Plan and its associated supplementary guidance, its rural setting and local architectural traditions.

## 2.0 The Proposal

Planning Permission is sought for the erection of a modest dwellinghouse and associated works, as a base to run an existing long established business, G&M Whyte Event Catering Scotland. This dwelling is required for succession purposes; the applicants are in the process of taking over the day to day running of the business and they require to live adjacent to the premises to manage the business and for security.

The proposed dwelling is 1½ storeys with a rectangular shaped plan form, 45 degree pitched roof, and finished in natural stone, charred larch linings and natural slate. The applicant sought to reinterpret traditional Scottish architecture through the design process, and firmly believes the final solution relates well to traditional domestic structures in the area.

The proposed development would be served by the public water supply and private drainage arrangements would be installed. Safe and suitable access arrangements are demonstrated in the plans and ample space for parking is provided within the site boundary

## 3.0 The Site

The application site is a relatively flat parcel of land in an irregular shape. The site forms part of a well contained larger cluster of buildings, gathered around the road. On approach from a westerly direction, the site has a backdrop formed by the existing housing, this backdrop is also in place when viewed from the main Keith to Cullen road.

A further landscape belt of mixed coniferous and deciduous trees have been planted along the northern edge of the plot to provide a robust backdrop to the new house in the coming years.

There are no environmental designations (National or International) covering the site that would impact upon the planning requirements of the proposal and there does not appear to be any historic/ archaeological interest in it. The site is not identified in SEPA's 1:200 year flood risk envelope.

## 4.0 Development Plan Context

- Scottish Planning Policy (SPP) is the statement of the Scottish Government's policy on nationally important land use planning matters.
- National Planning Framework (NPF) is the Scottish Government's strategy for Scotland's long term spatial development.
- Designing Places and Designing Streets are Scotland's two design policy documents.
- Circulars provide statements of the Scottish Government's policy and contain guidance on policy implementation through legislative or procedural change.
- Planning Advice Notes (PANs) provide advice and information on technical planning matters.

The Scottish Government has well-established design policies. In particular, Designing Places (2001) and Designing Streets (2010) still stand as the two main design policy documents, supported by the recently

consolidated Scottish Planning Policy. All of these documents state the importance of design as a material consideration in the determination of planning applications.

PAN 72 recognises that traditionally, local climate and available materials have had a profound influence on the design of houses and have helped to create local area characteristics. Likewise, features and finishes can help connect, or disconnect, a house to its surroundings. Increasingly however, design has been standardised across the Moray countryside.

Policy H7 of the Moray Local Development Plan 2015 echoes the aims of these documents and sets out siting and design criteria for new housing development in the Moray countryside. In this policy context, the challenge we faced was to design a building which not only met with the aforementioned needs of the applicant but which was also distinctive and responsive to its setting.

The following sections relate the proposal to the requirements of planning policy. We believe the finished proposal relates to and sits comfortably with current Moray Council Planning Policy and Supplementary Planning Guidance in these regards.

## 5.0 Design Solution within a Moray Context

### *Siting*

The place on the site most suitable for the location of the house is centrally within the site- existing boundary treatments in the form of the public road and mature planting provide in excess of the require 50%. In this location the building is set back from the adjacent public road reflecting the established building line, on gently sloping land and enclosed tree belt to the rear of the site which will minimise any visual impact from the north and provide an effective backdrop to the proposed development, once established. In this position, glazing details will also maximise the effects of natural light from the south whilst also affording views of the surrounding countryside.

The applicant has stated his intention to implement a long term landscaping plan following a detailed inspection of the existing group to ensure that any dead trees are replaced with native species to enhance the site in terms of allowing the structure to integrate easily into its surroundings whilst also affording increased privacy within the development itself.

### *Design*

Moray's Housing in the Countryside Supplementary Guidance identifies clean, simple, uncluttered lines as the distinguishing features of a successful approach to rural building. In this case, the proposed design is instantly recognisable in the Moray countryside given its resemblance to tradition dwelling in the Moray countryside. The design is a sensitive yet striking and contemporary addition to this group of houses and will ultimately make a positive contribution to its immediate setting and to the character and distinctiveness of the Moray countryside as a whole. It is considered to full adhere to the design criteria prescribed in policy H7 of the MLDP.

### *Scale*

The scale of the development is compatible with the site and surrounding structures. PAN 72 recognises that there is a sturdy quality to much of the scale and shape of Scotland's domestic rural architecture which is derived largely from the simplicity of the form and proportion of buildings as well as in the arrangement of windows and doors. In this case, through its rectangular shaped plan form the proposal re-interprets traditional Scottish style in a modern context.

The majority of door and window openings have been provided with a vertical emphasis which is recognised in PAN 72 and Moray Council's Housing in the Countryside policy and supplementary guidance as another



characteristic feature of domestic rural architecture. However, PAN 72 goes on to acknowledge that more recently newer housing has incorporated some windows with a horizontal orientation which has the advantage of capturing light, solar gain and outward view from the house. The proposed design incorporates a few windows with a horizontal emphasis to take account of views, to increase passive solar gain and to flood the building with natural light. This is consistent with advice in PAN 72.

### *Materials*

PAN 72 and Morays design guidance recognises the importance of materials in helping a building integrate with its surroundings. Given the position of the site in amongst trees larch cladding is proposed to ensure the development is sensitive to its environment and the proposed natural slate roofing takes its inspiration from its agricultural surrounds.

This project has also given detailed consideration to the sourcing of materials and components to reduce material miles, use renewable materials and avoid complex manufacturing processes to ensure the finished development's embodied energy usage is as low as possible.

The use of timber from well managed forests in the North of Scotland has far ranging positive influences on the regions environment; as such this project has sourced timber locally and plans to have it processed and fabricated into components in the area. This will include structural components (studwork, joists, beams and posts), external finishes (cladding, soffit, fascia, decking) and internal finishes (cills, skirtings, panelling). The use of local timber in this way is high on the political agenda and accords fully with the delivery of a sustainable economy and a low carbon future. - Using Local Timber, Contributing to Sustainable Construction, Guidance for North Scotland. The Forestry Commission in conjunction with The Highland Council, Moray Council, Aberdeenshire Council, Aberdeen Council and The Cairngorms National Park Authority 2010.

## **6.0 Other material considerations**

The applicants run a successful catering business which is based in this location. Planning permission is sought for a dwelling in this location because the existing family members who live adjacent to the site wish to take a step back from the day to day running of the business but still wish to live in this location, as they have done for many years.

We understand that there is not an exception for residential accommodation in the countryside in the Moray Local Development Plan however, this application is made in the knowledge that paragraph 83 of SPP relates to new development in the countryside which encourages sustainable development that will provide employment. In this case, the proposed development will ensure continuity of this long established rural enterprise during this transitional period.

In the circumstances, we consider that these objectives are all in the public interest and accord with national planning policy. We would be happy to provide further details on the business through the planning process. Policy 44 contains the necessary criteria to assess the suitability of this proposal. It states proposals for tourist accommodation within the open countryside will be supported if the Council is satisfied that it can be demonstrated that a demand exists for this type of accommodation; that it can be achieved without adversely affecting the landscape character or the Natural, Built and Cultural Heritage features of the area and that it is consistent with the other guidance on siting and design set out in policy 36: Wider Countryside.

## 7.0 Conclusion

Overall the house will be read as a natural addition to this group of buildings and the accommodation will allow for the continuation of an established rural enterprise into the future, significantly contributing to sustainable economic growth.

The Council's Housing in the Countryside policy offers a flexible approach to ensure appropriate opportunities are enabled and supported and inappropriate development guarded against. It is considered that this proposal to erect a single house on a well-defined, unobtrusive site which ultimately rounds off an established group of buildings so that the occupants can continue to manage a rural enterprise is compliant with national and local development plan policy.

We look forward to hearing from you and welcome the opportunity to meet with you to discuss any aspect of the proposal.

# Consultee Comments for Planning Application 18/00626/APP

## Application Summary

Application Number: 18/00626/APP

Address: Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray

Proposal: Erect dwelling house and associated works on

Case Officer: Iain T Drummond

## Consultee Details

Name: Mr CL Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: clconsultations@moray.gov.uk

On Behalf Of: Contaminated Land

## Comments

No Objections.

Adrian Muscutt





# Developer Obligations: ASSESSMENT REPORT



**Date:** 18/06/2018

**Reference:** 18/00626/APP

**Description:** Erect dwelling house and associated works on Land Adjacent to Crannoch Lodge, Grange Crossroads, Keith

**Applicant:** Mr & Mrs G Whyte

**Agent:** Grant and Geoghegan Limited

This assessment has been carried out by Moray Council. This assessment is carried out in relation to policy IMP3 Developer Obligations of the Moray Local Development Plan 2015 (LDP) and associated Supplementary Guidance (SG) on Developer Obligations which was adopted on 1 March 2018.

The LDP and SG can be found at [http://www.moray.gov.uk/moray\\_standard/page\\_100443.html](http://www.moray.gov.uk/moray_standard/page_100443.html)

## Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport	Nil
Healthcare ( <i>Contribution towards Replacement Health Centre in Keith</i> )	
Sports and Recreation	Nil
<b>Total Developer Obligations</b>	

## Breakdown of Calculation

Proposals are assessed on the basis of Standard Residential Unit Equivalent (SRUE) which is a 3-bedroomed residential unit. This application is considered to comprise of the following:

4 bed = 1.2 SRUE

This assessment is therefore based on 1.2 SRUE.

### Developer Obligations Discount for Small Scale Development

A discount of 80% will be applied to the contribution for single unit developments to reflect their small scale nature.





# INFRASTRUCTURE

## Education

### Primary Education

Pupils generated by this development are zoned to Crossroads Primary School. The school is currently operating at 40% functional capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary

**Contribution towards Primary Education = Nil**

### Secondary Education

Pupils generated by this development are zoned to Keith Grammar School. The school is currently operating at 69% capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

**Contribution towards Secondary Education = Nil**

## Transport

The Moray Council Transportation Services has confirmed that no developer obligations will be sought for this proposal.

**Contributions towards Transport = Nil**

## Healthcare

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per

General Practitioner (GP) and floorspace requirement per GP is 271m<sup>2</sup>.

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.17 persons -Census 2011).

Keith Medical Group is the nearest GP Practice within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Keith Medical Group is currently working well beyond design capacity with no room for expansion on existing site. Contributions will be sought towards a replacement Health Centre.

Contributions are calculated based on a proportional contribution of [REDACTED] per SRUE.

[REDACTED]

[REDACTED]

**Contribution towards Healthcare= [REDACTED]**

## Sports and Recreational Facilities

### Sports and Recreation Facilities

Existing sports provision within Keith is considered to be adequate to serve the needs of the residents anticipated to be generated by this development. Therefore, in this instance, no contribution will be required.

**Contribution for Sports and Recreation Facilities = Nil**





## TERMS OF ASSESSMENT

This assessment report is valid for a period of 6 months from the date of issue.

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

## PAYMENT OF CONTRIBUTIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment or by entering into a Section 75 agreement. The provision of an upfront payment will allow a planning consent to be issued promptly. However, where the amount of developer contributions are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. The payment of contributions may be tied into the completion of houses through a Section 75 Agreement or equivalent, to facilitate the delivery of development. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

## INDEXATION

Developer obligations towards Moray Council infrastructure are index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) from Q3, 2017 and obligations towards NHS Grampian infrastructure are index linked to All in Tender

Price Index (TPI) as published by the Royal Institute of Chartered Surveyors (RICS) from Q2, 2017.









**From:** DeveloperObligations  
**Sent:** 18 Jun 2018 13:49:32 +0100  
**To:** Iain Drummond  
**Cc:** DC-General Enquiries  
**Subject:** 18/00626/APP Erect dwelling house and associated works on Land Adjacent to Crannoch Lodge, Grange Crossroads, Keith  
**Attachments:** 18-00626-APP Erect dwelling house and associated works on Land Adjacent to Crannoch Lodge, Grange Crossroads, Keith.pdf

Hi

Please find attached the developer obligations assessment that has been undertaken for the above planning application. A copy of the report has been sent to the agent.

Thanks  
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

The logo for Moray Council, featuring the word 'moray' in a stylized, lowercase, pink font with a horizontal line underneath it, and the word 'council' in a smaller, lowercase, pink font below that.



# Consultee Comments for Planning Application 18/00626/APP

## Application Summary

Application Number: 18/00626/APP

Address: Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray

Proposal: Erect dwelling house and associated works on

Case Officer: Iain T Drummond

## Consultee Details

Name: Mr EH Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: ehplanning.consultations@moray.gov.uk

On Behalf Of: Environmental Health C12

## Comments

No Objections.

James McLennan



## Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>27th June 2018</b>
Planning Authority Reference	<b>18/00626/APP</b>
Nature of Proposal (Description)	<b>Erect dwelling house and associated works on</b>
Site	<b>Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133070610</b>
Proposal Location Easting	<b>348569</b>
Proposal Location Northing	<b>854411</b>
Area of application site (Ha)	<b>7479 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=P8IORLBGKAI00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=P8IORLBGKAI00</a>
Previous Application	<b>18/00262/APP</b>
Date of Consultation	<b>13th June 2018</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr &amp; Mrs G Whyte</b>
Applicant Organisation Name	
Applicant Address	<b>Per Agent</b>
Agent Name	<b>Grant And Geoghegan Limited</b>
Agent Organisation Name	
Agent Address	<b>Unit 4 Westerton Road Business Centre 4 Westerton Road South Keith AB55 5FH</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Iain T Drummond</b>
Case Officer Phone number	<b>01343 563607</b>
Case Officer email address	<b>iain.drummond@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:** Transportation Manager

**Planning Application Ref. No: 18/00626/APP**

**Erect dwelling house and associated works on Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray for Mr & Mrs G Whyte**

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            | <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 | <b>x</b>                             |
| (d) Further information is required in order to consider the application as set out below                                 | <input type="checkbox"/>             |

*This application is a resubmission of 18/00262/AP. A review of the site and the documents submitted confirms there are no further transportation issues and therefore the conditions and comments below reflect those of our previous response.*

### Condition(s)

1. Notwithstanding the submitted details no development shall commence until:
  - 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 120 metres in both directions, and a schedule of maintenance for the splay area has been submitted to and approved by the Council, as Planning Authority in consultation with the Roads Authority; and
  - ii) thereafter the visibility splay shall be provided in accordance with the approved drawing prior to any works commencing (except for those works associated with the provision of the visibility splay); and
  - iii) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users.

2. Prior to the occupation of the dwellinghouse, the first 10m of the access track, measured from the edge of the public carriageway, shall be constructed to the Moray

Council specification and surfaced with bituminous macadam. The width of the vehicular access shall be minimum 3.5 metres, and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway.

Reason: To ensure acceptable infrastructure at the development access.

3. Prior to the occupation of the dwellinghouse, 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. 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.

Reason: To enable visiting service vehicles to park clear of the public road in the interests of road safety.

4. 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.

Reason: To ensure the construction of an acceptable access in the interests of road safety and effective drainage infrastructure.

5. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

Reason: To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.

6. 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.

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

Reason: To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road

8. New boundary walls/fences shall be set back from the edge of the public carriageway at a minimum distance of 3.0m (as existing) and to a position behind the required visibility splays.

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

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

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



Before 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 developer must contact the Roads Authority Roads Maintenance Manager at Ashgrove Depot, Elgin – Tel 01343 557300 to discuss the proposals.

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

**Contact: LL**  
**email**  
**address:transport.devleop@moray.gov.uk**  
**Consultee: Transportation**

**Date 15.06.2018**  
**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.





15<sup>th</sup> June 2018

Moray Council  
Council Office High Street  
Elgin  
IV30 9BX

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

Development Operations  
Freephone Number - 0800 3890379  
E-Mail - [DevelopmentOperations@scottishwater.co.uk](mailto:DevelopmentOperations@scottishwater.co.uk)  
[www.scottishwater.co.uk](http://www.scottishwater.co.uk)

Dear Local Planner,

**AB55 Keith Grange Crossroads Adj Crannoch Lodge**  
**PLANNING APPLICATION NUMBER: 18/00626/APP**  
**OUR REFERENCE: 762434**  
**PROPOSAL: Erect dwelling house and associated works 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**

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

**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.**

## **Water**

- Unfortunately, according to our records there is no public Scottish Water, Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private options.

### **Infrastructure within boundary**

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

I can confirm that I have made our Asset Impact Team aware of this proposed development however the applicant will be required to contact them 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.

### **Scottish Water Disclaimer**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*

### **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,

**Christopher O'Brien**

Tel: 0141 414 <insert extension>

[Christopher.O'Brien@scottishwater.co.uk](mailto:Christopher.O'Brien@scottishwater.co.uk)





## REPORT OF HANDLING

<b>Ref No:</b>	18/00626/APP	<b>Officer:</b>	Iain T Drummond
<b>Proposal Description/ Address</b>	Erect dwelling house and associated works on Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray		
<b>Date:</b>	27.07.2018	<b>Typist Initials:</b>	LMC

### RECOMMENDATION

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

### CONSULTATIONS

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Environmental Health Manager	15/06/18	No objections
Contaminated Land	15/06/18	No objections
Transportation Manager	15/06/18	No objections subject to conditions and informatives
Scottish Water	15/06/18	No objections
Planning And Development Obligations	18/06/18	Contributions sought

### DEVELOPMENT PLAN POLICY

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
H7: New Housing in the Open Countryside	Y	
EP5: Sustainable Urban Drainage Systems	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations	N	
PP1: Sustainable Economic Growth	Y	

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

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

### The Proposal

This application seeks detailed planning approval to erect a dwellinghouse on land adjacent to Crannoch Lodge, Grange Crossroads, Keith.

The proposed house is a one and a half storey rectangular design, with rear lean-to finished in natural slate on the roof and a mixture of natural stone and larch cladding on the walls.

Associated works include formation of a driveway/parking area onto the adjacent public road, drainage and post and wire fencing. The house would be served by a septic tank and would connect to a public water supply. Landscape works propose 25% site coverage with trees and shrubs.

### The Site and Surroundings

The site lies to the west of an existing row of 5 houses and is bounded by the public road to the south with open farmland beyond and there is also open farmland to the north and west. The site gently slopes towards the existing houses and largely comprises grassland, with the exception of some relatively recently planted trees located along the northern boundary.

### Planning History

17/01035/PE - Pre application advice for the erection of a new house on the proposed site was provided in August 2017, where amongst detailed consideration of the relevant planning policies, the following advice was offered:

The site lies in an extensive area of open countryside with limited screening and enclosure within close proximity. The current proposal for a dwelling within this open setting lacking sufficient screening/enclosure would fail to integrate sensitively and would give rise to unacceptable visual impacts affecting the rural character of the area contrary to the siting requirements of the above provisions. Any application submitted the along these lines is therefore attract a recommendation of refusal.

### Appraisal

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) unless material considerations indicate otherwise. The main planning issues are considered below.

### Siting and Impact upon Landscape Character

**(MLDP 2015 Policies PP1, H7 and IMP1, Supplementary Guidance: 'Housing in the Countryside' MLDP 2015)**

Policy H7: New Housing in Open Countryside of the Moray Local Development Plan 2015 contains the necessary criteria for assessing new rural housing in the countryside; these include the requirement that new sites:

- a) should reflect the traditional settlement pattern of the locality and integrate sensitively with the surrounding landform (i.e. not be obtrusive),
- b) not detract from the character or setting of existing buildings, or their surrounding area or create inappropriate ribbon development,
- c) not contribute to a build-up of development which changes the character of the area (with particular attention being given to proposals where there has been a significant growth in the number of house applications) and
- d) have at least 50% established boundaries.

The policy also contains site-specific criteria requiring at least 25% of plot areas to be planted with trees and design criteria to ensure a satisfactory form of traditional design.

Policy IMP1: Development Requirements seeks compatibility in terms of scale, density and character and requires new development to integrate into the surrounding landscape. Policy PP1 advocates sustainable economic growth that protects the natural and built environment.

In this case the existing row of 5 houses is at odds with the established traditional development pattern of the surrounding countryside. The row of houses is not included as part of a rural grouping as defined by the Moray Local Development Plan 2015 and is classed a ribbon development along the roadside. The proposed house would act to extend this ribbon development further along the roadside and as such is not compliant with criteria (b) of the policy H7, which aims to restrict ribbon development due to the detrimental impact that it has on the character of the countryside.

In addition to the above the proposed site is very open within the surrounding landscape and any house on this site, will on occasion appear above the ridgeline on which it is sited especially when traveling on the main road through the valley (B9018) , in turn resulting in a very prominent and obtrusive development within the surrounding landscape. The site has no mature features or planting that would act to settle the development into the landscape and although the applicants have carried out planting along the northern boundary of the site, this is immature at present and would take a substantial amount of time to mature and assist with the integration of the house and as such does not justify the erection of a house on this site.

The applicants have outlined that the new house is required for security purposes and to run the adjacent business on a day to day basis. There are no criteria for permitting houses in the countryside within the Moray Local Development Plan in relation to existing businesses in the countryside and on this basis this reasoning provided by the applicants does not justify the erection of a new house on this site, especially where the new house would be obtrusive as discussed previously. In addition to the above, the planning service holds no information in relation to the existing business operation and according to our records no previous planning permission has been granted on this site for the business and as such this matter has been reported to the planning enforcement team for further investigation.

With all of the above in mind the proposal is not considered compliant with policies PP1, H7 and IMP1, and Supplementary Guidance: 'Housing in the Countryside' MLDP 2015.

### **Access/Parking (T2 and T5)**

The Transportation service have confirmed they have no objection to the approval of the application subject to conditions and informatives.

The development is therefore considered to comply with the requirements of Local Plan policies T2 and T5.

### **Water Supply and Drainage (EP4, EP10 and IMP1)**

Proposed drainage arrangements comprising private septic tank/soakaway and surface water soakaway would satisfy policy EP10 and IMP1. Final details would be addressed under the Building

Regulations and had the application been recommended for approval, informative advice in this regard would have been attached to the decision notice.

Scottish water have no objection to the proposed use of a public water supply.

### Developer Obligations (IMP3)

An assessment has been carried out and a contribution has been identified towards healthcare, which the applicant has agreed to pay in the event of approval being given.

### Recommendation

The proposed development is unacceptable in this location, fails to comply with development plan policy and is recommended for refusal.

## OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

## HISTORY

Reference No.	Description		
18/00262/APP	Erect dwelling house on Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray		
	Decision	Withdrawn	Date Of Decision

## ADVERT

Advert Fee paid?	No	
Local Newspaper	Reason for Advert	Date of expiry
Banffshire Herald	No Premises Departure from development plan	12/07/18
PINS	No Premises Departure from development plan	12/07/18

## DEVELOPER CONTRIBUTIONS (PGU)

Status	Contribution sought

## DOCUMENTS, ASSESSMENTS etc. \*

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

Supporting information submitted with application?	YES
Summary of main issues raised in each statement/assessment/report	
Document Name:	Planning Statement
Main Issues:	The planning statement outlines that the new house is required for the applicants who have taken over the main running of the adjacent event catering business from their family. The statement also discusses the design/material finish and siting of the proposed house in terms of compliance with planning policy.

**S.75 AGREEMENT**

Application subject to S.75 Agreement

NO

Summary of terms of agreement:

Location where terms or summary of terms can be inspected:

**DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)**

Section 30

Relating to EIA

NO

Section 31

Requiring planning authority to provide information and restrict grant of planning permission

NO

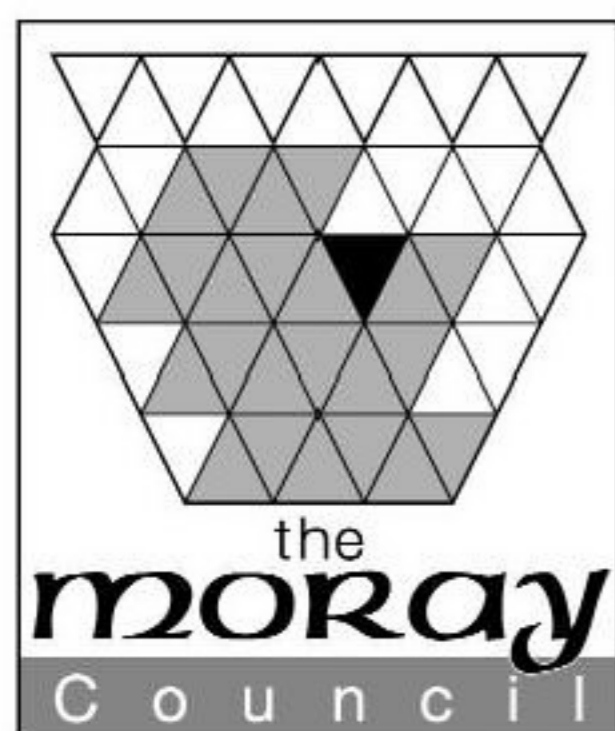
Section 32

Requiring planning authority to consider the imposition of planning conditions

NO

Summary of Direction(s)



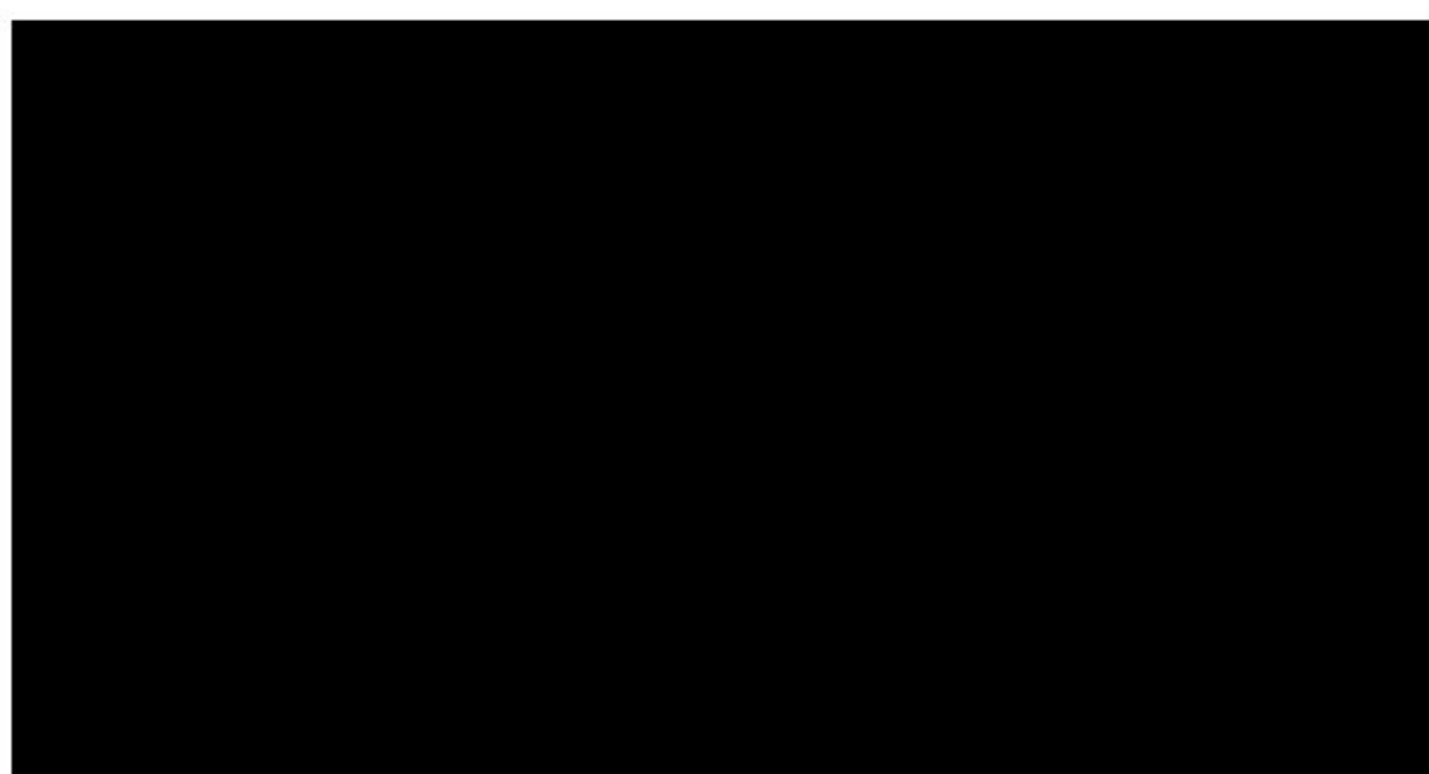


**THE MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**REFUSAL OF PLANNING PERMISSION**

**[Keith And Cullen]  
Application for Planning Permission**

TO

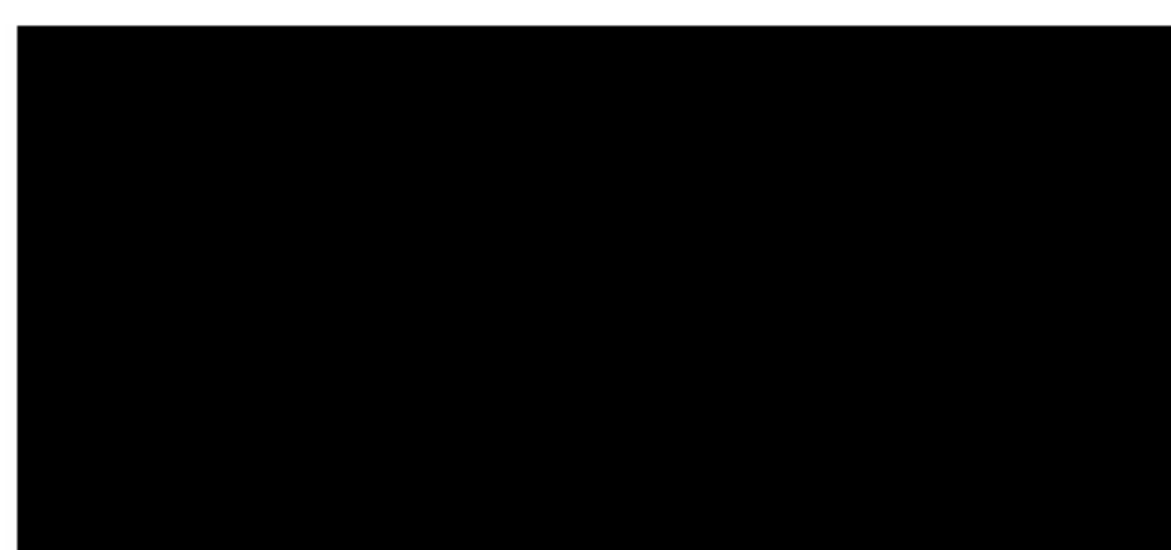


With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

**Erect dwelling house and associated works on Land Adjacent To Crannoch Lodge Grange Crossroads Keith Moray**

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

Date of Notice: **30 July 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 would be contrary to policies PP1, H7 and IMP1 of the Moray Local Development Plan 2015 and Supplementary Guidance 'Housing in the Countryside' (2015) for the following reasons:

1. The existing row of 5 houses immediately adjacent to the proposed site, is at odds with the established traditional development pattern of the surrounding countryside. The row of houses is not included as part of a rural grouping as defined by the Moray Local Development Plan 2015 and is classed a ribbon development along the roadside. The proposed house would act to extend this ribbon development further along the roadside and as such is not compliant with criteria (b) of the policy H7, which aims to restrict ribbon development due to the detrimental impact that it has on the character of the countryside.
2. The proposed site is very open within the surrounding landscape and any house on this site, will on occasion appear above the ridgeline on which it is sited especially when traveling on the main road through the valley (B9018) , in turn resulting in a very prominent and obtrusive development within the surrounding landscape. The site has no mature features or planting that would act to settle the development into the landscape and although the applicants have carried out planting along the northern boundary of the site, this is immature at present and would take a substantial amount of time to mature and assist with the integration of the house and as such does not justify the erection of a house on this site.

**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>
016/2152/01		Site plan
016/2152/02		Location plan
016/2152/03		Elevations
016/2152/04		Floor plans
016/2152/05		Topographical survey
016/2152/06		Site sections



**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.

