



MORAY LOCAL REVIEW BODY

SUMMARY OF INFORMATION FOR CASE No 008

COUNCILLORS P PAUL (CHAIR), B JARVIS & J MACKAY.

1. Ward 2 : Keith & Cullen

Planning application 09/01109/OUT – Planning permission in principle for the erection of a house on Plot A, Lockers, Followsters Farm, Newmill

2. Planning permission was refused under the Statutory Scheme of Delegation by the Appointed Officer on 11 December 2009 on the grounds that:

The proposal is contrary to policy 1(e) of the Moray Structure Plan 2007 and policies H8 and IMP1 of the adopted Moray Local Plan 2008 for the following reasons:

The proposal involves the formation of a house plot and associated access track in the central area of a field within an open rural setting. It would be readily visible from elevated viewpoints along the public road to the east and other than a small stand of trees within the site, would have no backdrop to offset its prominence. Given these site characteristics and surroundings, the prospective dwelling and access track would represent inappropriate 'overtly prominent' development in the countryside that would neither be low-impact nor well located. The resultant development would detract from the rural character of this part of the countryside contrary to the above provisions. No material considerations exist to warrant a departure from policy.

3. Case submitted to LRB on 22 April 2010.
(Members are referred to the Case papers previously circulated for the meeting on 22 April 2010)

Following consideration the LRB agreed that there was insufficient information in order to proceed to determine the request for review and agreed that site inspection be undertaken, the purpose of which being to view the site in the context of policy 1(e) of the Moray Structure Plan 2007, and Policies H8 and IMP1 of the Moray Local Plan 2008. The LRB also agreed that given the site could not be accessed safely that the site inspection be accompanied with the Planning & Legal Advisers in attendance.

4. Accompanied site inspection to be carried out on Friday 14 May 2010.