

REPORT OF HANDLING

Ref No:	09/01982/PPP	Officer:	Jim Gibson
Proposal Description/ Address	Planning Permission in Principle for 3 dwellinghouse at Catherinebraes Farm Craigellachie Aberlour Moray		
Date:	04.02.10	Typist Initials:	NW

RECOMMENDATION

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

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Environmental Protection Manager		No response
Environmental Health Manager	02/12/09	No objection
Contaminated Land	02/12/09	No objection
Transportation Manager	07/12/09	Standard conditions and notes
Scottish Water	01/12/09	No objection

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
Policy 2(f)		
H8: New Housing in Open Countryside	Y	
T5: Parking Standards	N	
T2: Provision of Road Access	N	
EP10: Foul Drainage	N	
IMP1: Development Requirements	Y	

REPRESENTATIONS

Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Name	Address	
Summary and Assessment of main issues raised by representations		

Issue:
Comments (PO): No objections/representations received.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The application, in principle, is in respect of the provision of 3 individual adjacent sites on the south side of an existing 5m wide access road to the north of Catherinebraes Farm, Craigellachie.

The sites create a linear development with potential for further development of a similar nature along the length of the access road.

Over the years there has been an incremental build up of housing development in the vicinity of Catherinebraes Farm. There is now consent for 5 houses plus the existing farmhouse, a converted restaurant to dwelling and two small sleeping chalets in this rural location. Any additional dwellings to this group of buildings would create an over development of housing in a countryside environment which would be better placed in rural community areas as required by policy H8.

As a result the proposed development will create an undesirable extended build up of houses in the vicinity of Catherinebraes Farm which will detract from the character of the area and conflict with the rural nature of dispersed housing in the surrounding area.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

HISTORY

Reference No.	Description
	08/1542/EIU - Build stable block and change of use of cattle court to indoor riding

area, toilets and septic tank at Catherinebraes, Craigellachie. - Permitted			
01/00775/OUT: Site A Catherinebraes- outline to erect dwelling house – Refused.			
01/00739/OUT: Site B Catherinebraes- outline to erect dwelling house – Refused.			
These were both roadside sites.			
01/01715/OUT: Site A Catherinebraes- outline to erect dwelling house – Permitted.			
02/01046/FUL: Site A Catherinebraes- erect dwelling and integral garage – Permitted.			
05/00784/FUL: Site A Catherinebraes- erect dwelling – Permitted.			
Sites A and B for these applications referred to were for different locations to those refused above.			
02/02082/FUL: Land adjacent to Catherinebraes Croft: erect dwelling house and garage on Plot B – Permitted.			
03/01949/FUL: Provide sleeping accommodation at Catherinebraes Farm – Permitted			
05/00784/FUL Site B Catherinebraes: Erect house – Permitted.			
06/2224/FUL: Erect dwelling at Catherinebraes Farm – Permitted			
Decision		Date Of Decision	

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	Departure from development plan	24/12/09
Northern Scot	No Premises	24/12/09

DOCUMENTS, ASSESSMENTS etc. *		
<i>* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc</i>		
Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

S.75 AGREEMENT		
Application subject to S.75 Agreement		NO

Summary of terms of agreement:
Location where terms or summary of terms can be inspected:

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

Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO

Summary of Direction(s)
