



MORAY LOCAL REVIEW BODY

SUMMARY OF INFORMATION FOR CASE No 003

1. **Ward 5 : Heldon & Laich**

Planning application : 09/01714/PPP – Planning permission in principle for 5 plots in paddock at Newton House, Elgin

2. Planning permission was refused under the Statutory Scheme of delegation by the Appointed Officer as:

1. *The proposal would be contrary to policies 1(e) of the Moray Structure Plan and Local Plan policies IMP1 & H8, for the following reasons: -*

(i) Policy H8 sets a presumption against multiple house applications (more than 2) on the basis that these are more appropriately directed to existing rural communities and applied to the re-use and replacement of existing buildings. This site is not located within a rural community and does not involve the re-use or replacement of existing buildings.

2. *The proposal is judged to create an uncharacteristic build-up of suburban style residential properties in this rural landscape, which would be detrimental to the open character of the area. If approved, a dangerous precedent would be set and it would be difficult to defend against further similar applications submitted to this authority.*

3. *The sites proximity to the road, and located within the middle of an open paddock, would make the proposed development overtly prominent to passers by.*

3. The Report of Handling on the application subject of Review is attached as **Appendix 1**

4. A copy of the Notice of the Review and Appendices A – E is attached as **Appendix 2**

5. Copies of further representations received from interested parties following statutory notification are attached as **Appendix 3**
6. A copy of the appellant's response to the further representations is attached as **Appendix 4**