



## MORAY LOCAL REVIEW BODY

### SUMMARY OF INFORMATION FOR CASE No 003

**COUNCILLORS P PAUL (CHAIR), D ROSS & R SHEPHERD.**

**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. Case submitted to LRB on 25 February 2010.

Decision:-

- (i) that an accompanied site inspection be undertaken, the purpose of which being to view the site in context to the listed building and proposed road layout. It was also agreed that the Legal & Planning Advisers be in attendance; and
  - (ii) that it be remitted to the Planning Adviser to provide the LRB with a written summary on the advice given on enabling development.
4. Accompanied site inspection carried out on Friday 19 March 2010.
5. Copy of Planning Adviser's written summary on enabling development attached as **Appendix 1**.