

## **REPORT OF HANDLING**

<b>Ref No:</b>	10/00844/APP	<b>Officer:</b>	Craig Wilson
<b>Proposal Description/ Address</b>	Erect wooden garage with felt roof and wooden hinged doors opening outwards with no other doors or windows at Site 3 Seafield Street Findochty Moray		
<b>Date:</b>	21 July 2010	<b>Typist Initials:</b>	CB

### **RECOMMENDATION**

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

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Transportation Manager	17/06/10	Objects to the proposed development

### **DEVELOPMENT PLAN POLICY**

<b>Policies</b>	<b>Dep</b>	<b>Any Comments (or refer to Observations below)</b>
T2: Provision of Road Access		
Policy 2(f)	y	
IMP1: Development Requirements		
BE3: Conservation Areas	y	
H5: House Alterations and Extensions		
EP9: Contaminated Land	y	

### **REPRESENTATIONS**

Representations Received	YES	NO
Total number of representations received		
Names/Addresses of parties submitting representations		
<b>Name</b>	<b>Address</b>	
The Salvation Army	Maggie Reid Regional Estates Surveyor PFS Scotland Regional Office 4 Buchanan Court Cumbernauld Road Stepps Glasgow G33 6HZ	

## Summary and Assessment of main issues raised by representations

### Issue:

Increase of vehicular traffic and road safety on the corner

Impact on value of property

### Comments (PO):

The Transportation Manager has commented accordingly and has noted the concerns over road safety at this location.

The impact on market value is not a material planning consideration.

## OBSERVATIONS – ASSESSMENT OF PROPOSAL

### Proposal:

- Erect wooden garage 6mx4m
- Roof of garage to be felted
- Timber hinged door opening outwards

### Site:

- Corner vacant site within Findochty Conservation Area
- Site part of 3 plots, two of the plots currently occupied with garages, this one is vacant.
- Site is approx. 300sqm and in close proximity to 15 Seafield St, Findochty, a Cat C(s) listed building.

In terms of the garage design, the use of traditional materials and its size, it is considered to be appropriate for a residential area and a conservation area.

However, the location of the proposed garage will impact on surrounding road safety because it cuts through the visibility splay of a nearby corner.

The Transportation Manager has commented that the proposed garage is on an area of ground, which currently provides a cross corner visibility splay between Seafield Street and the School Access Road. The area is subject to a 20 mph speed limit and as such the minimum forward visibility around a bend is 25 metres.

Transportation therefore recommends refusal for this development as it does not conform to Local Plan Policy T2. Note this is a sensitive area in front of a primary school where departures from standards are not permitted.

No other consultees have objected to the proposed development.

## OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

### HISTORY

Reference No.	Description			
	Decision		Date Of Decision	

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Banffshire Advertiser	Planning application affecting LB/CA	05/07/10

DEVELOPER CONTRIBUTIONS (PGU)	
Status	

<b>DOCUMENTS, ASSESSMENTS etc. *</b> <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:		

<b>S.75 AGREEMENT</b>		
Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

<b>DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)</b>			
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)			