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APPLICATION FOR PLANNING PERMISSION

FOR OFFICIAL USE ONLY

Reference No(s):

Registration Date

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application

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Applicant's Details

Title Mr & Mrs Forename D. Surname Ross
Company Name Building No./Name
Address
 Postcode
Telephone (inc. STD Code) Mobile
Fax Email

2

Agent's Details

Company Name Wittets Architects Ltd Agent Ref No. 11:68
Forename Mr S. Surname Gauld
Building Number 26 Building Name
Address Hay Street, Elgin
 Postcode IV30 1NQ
Telephone 01343 543237 Extension Mobile
Fax 101343 540542 Email sg@wittets.co.uk

3

Postal Address or Location of the Proposed Development (*please include postcode*)

Heather Lodge Flat, Tytler Street, Forres

Postcode IV36 1EL

NB. If you do not have the full postal address, you must provide a description of the land for which the development is proposed.

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Type of Application

What is this application for? Please select one of the following:

☐ Planning Permission

☐ Application for Approval of Matters Specified in Conditions*

☒ Planning Permission in Principle

☐ Application for Mineral Works**

☐ Further Application*

NB. A 'further application' may be, e.g. development that has not yet commenced and where a time limit has been imposed; a renewal of planning permission or a modification, variation or removal of a planning condition.

* Please provide the reference number of the previous application and date when permission was granted:

Reference No:

Date:

** Please note that if you are applying for planning permission for mineral works, please check with the planning authority whether they have an alternative form to be submitted or if they require additional information.

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Description of the Proposal

Please describe the proposal including any change of use:

Demolition of Heather Lodge Flat (former Heather Hotel Function Suite) and PPP Application for New Dwellings

Is this a temporary permission? ☐ Yes

☒ No

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

☐ Yes ☒ No

If yes, please state date of completion, or if not completed, the start date:

Date:

If yes, please explain why work has already taken place in advance of making this application.

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Pre-Application Discussion

Have you received advice from the planning authority in relation to this proposal?

☐ Yes ☒ No

If yes, please provide details about the advice below:

In what format was the advice given?

☐ Meeting ☐ Telephone call ☐ Letter ☐ Email

Have you agreed or are you discussing a Processing Agreement with the planning authority?

☐ Yes ☐ No

Please provide a description of the advice you were given and who you received the advice from:

Name:

Reference Number: Date:

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Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

0.1Ha

Square Metres (sq. m.)

8

Existing Use

Please describe the current or most recent use:

Heather Lodge Flat and garden ground

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Access and Parking

Are you proposing a new altered vehicle access to or from a public road? ☐ Yes ☒ No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? ☐ Yes ☒ No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

There are over 7 spaces on site.

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or a reduced number of spaces)

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Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

☒ Yes, connecting to public drainage network

☐ No, proposing to make private drainage arrangements

☐ Not Applicable - only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

☐ Discharge to land via soakaway

☐ Discharge to watercourse(s) (including partial soakaway)

☐ Discharge to coastal waters

Please show more details on your plans and supporting information

What private arrangements are you proposing?

☐ Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐ Other private drainage arrangement (such as chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? ☒ Yes ☐ No
(e.g. SUDS arrangements)

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

☒ Yes ☐ No, using a private water supply

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

11**Assessment of Flood Risk**

Is the site within an area of known risk of flooding? ☐ Yes ☐ No ☒ Don't know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? ☐ Yes ☐ No ☒ Don't Know

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12**Trees**

Are there any trees on or adjacent to the application site? ☒ Yes ☐ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal and indicate if any are to be cut back or felled.

13**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No
(including recycling)

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

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Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? ☒ Yes ☐ No

If yes, how many units do you propose in total?

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Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

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For all types of non housing development - new floorspace proposed

Does your proposal alter or create non-residential floorspace? ☐ Yes ☒ No

If yes, please provide non residential details below:

Use type:

Gross (proposed) floorspace (sq. m.):

Number of new (additional) rooms:

Size of existing building/structure in total:

Please give details of internal floorspace:

Net trading space:

Non-trading space:

Total:

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Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008? ☐ Yes ☐ No ☒ Don't know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but will charge you a fee. Please contact your planning authority for advice on planning fees.

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Planning Service Employee/Elected Member Interest

Are you or is the applicant, or the applicant's spouse/partner, a member of staff within the planning service or an elected member of the planning authority?

Or, are you/the applicant/the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? ☐ Yes ☒ No

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application.

Signature:

Name:

Mr S. Gauld

Date:

21/12/11