



the **MORAY** council

The Moray Council Council Office, High Street Elgin IV30 1BX

Tel: 01343 563 501

Fax: 01343 563 263

Email: development.control@moray.gov.uk

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000050547-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.



Type of Application

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

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed erection of dwellinghouse with attached garage

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

- No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

First Name: *

Last Name: *

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *

Other Title:

First Name: *

Last Name: *

Company/Organisation:

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Site Address Details

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

857204

Easting

321930

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

3058.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Arable farmland

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting 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 highlighting 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? *

0

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)? *

5

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, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

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

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

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 explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

The foul water will be taken to a septic tank and then on into an appropriately designed soakaway within the site.
The surface water will be taken to an appropriately designed soakaway within the site.
See location of this on site plan.

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

Yes No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

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

- Yes
- No, using a private water supply
- No connection required

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

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

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 site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details:(Max 500 characters)

General refuse and recycled material will be collected from the track entrance by The Moray Council waste disposal unit.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

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

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form 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 the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

Certificate and Notice under Regulation 15 8 – Town and Country Planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Do you have any agricultural tenants? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided before you can complete your certificates.

Notice 1 is Required

I understand my obligations to provide the above notice(s) before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

I hereby certify that -

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;
or -

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or -

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Stewart Reid

On behalf of: Mr Gavin Strathdee

Date: 18/10/2012

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

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

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments, have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

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

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? *

Yes No Not applicable to this application

e) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

f) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan. *

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Stewart Reid

Declaration Date: 18/10/2012

Submission Date: 18/10/2012

Payment Details


Cheque: SM & FA STRATHDEE, 100010

Created: 18/10/2012 16:35



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17 MAY 2013

OS location plan (not to scale)

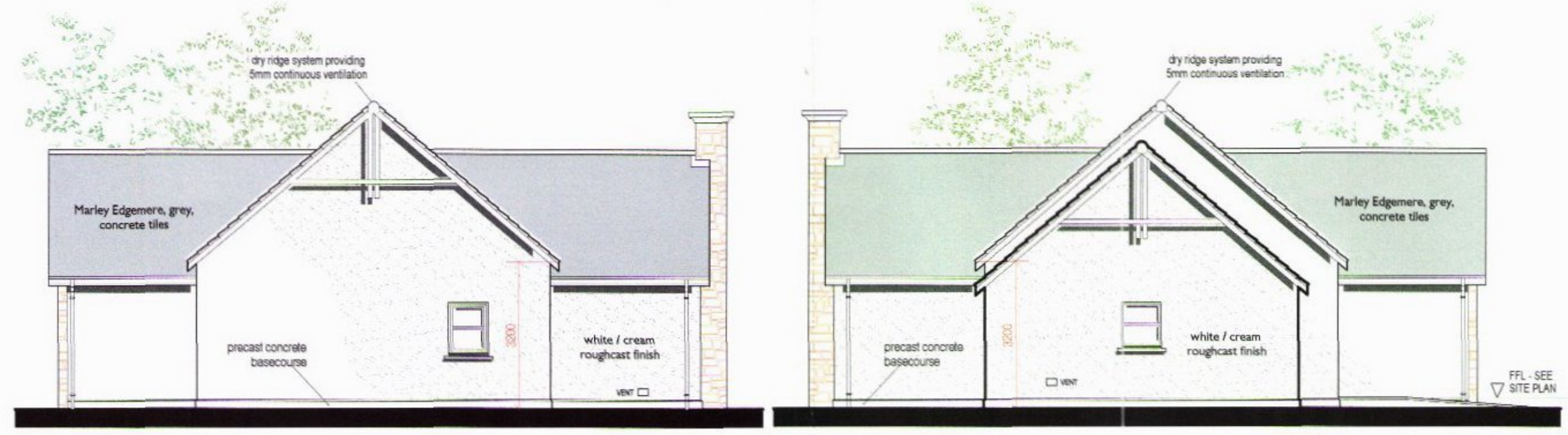
 <p>Strathdee Properties Ltd.</p> <p>VIEWFIELD FARM, CRAIGELLACHIE, ABERLOUR, MORAY, AB38 9QT</p> <p>T - (01340) 881784 F - (01340) 881783</p>	<p>PROJECT</p> <p>Proposed erection of dwellinghouse with attached garage At Rashcrook Neuk, Rashcrook, Birnie, by Elgin, Moray For Mr Gavin Strathdee</p>
	<p>DRAWING DESCRIPTION</p> <p>LOCATION PLAN</p>
<p>DRAWING no.</p> <p>RASHNEUK / PLANNING / LP</p> <p>DRAWN BY</p> <p>S.Reid MCIAT</p>	<p>SCALE</p> <p>NTS (A4)</p> <p>DATE</p> <p>October 2012</p>

Proposed erection of dwellinghouse with attached garage At Rashcrook Neuk, Rashcrook, Birnie, by Elgin, Moray For Mr Gavin Strathdee
PLANNING DRAWING - GENERAL ARRANGEMENT



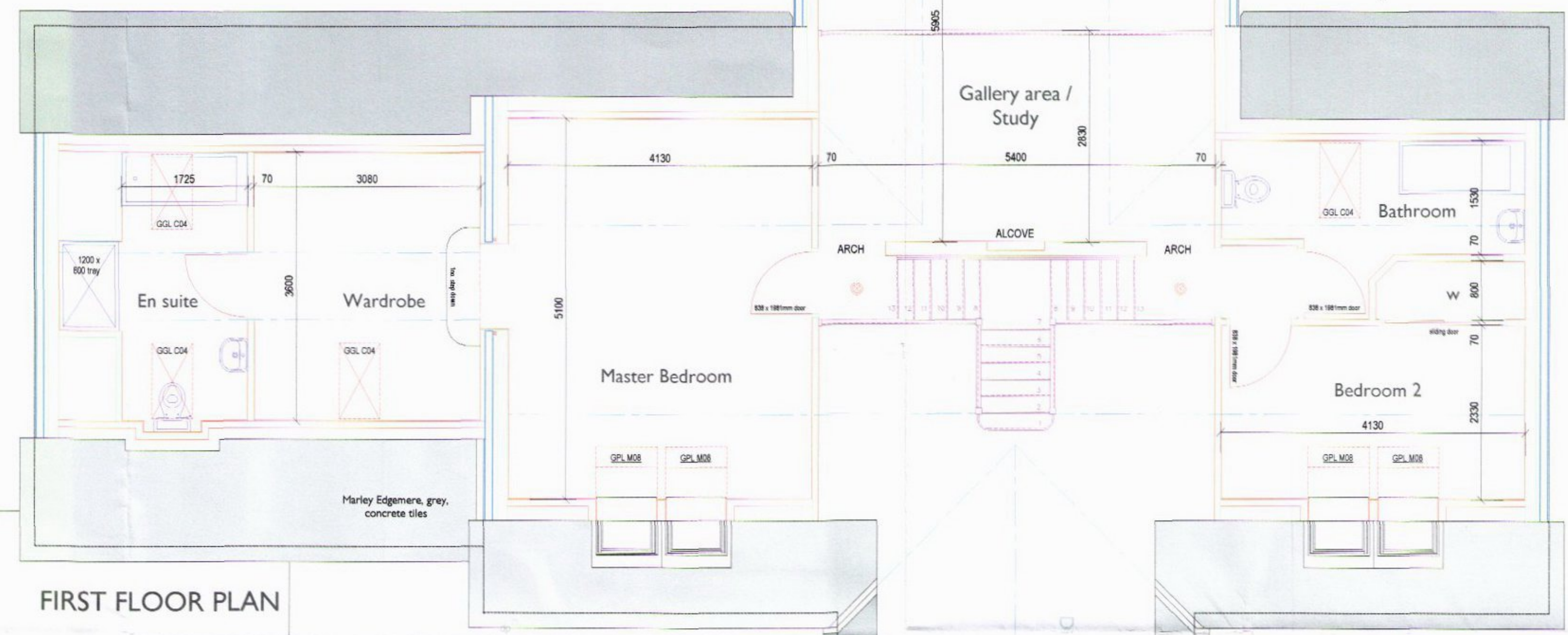
FRONT ELEVATION

REAR ELEVATION

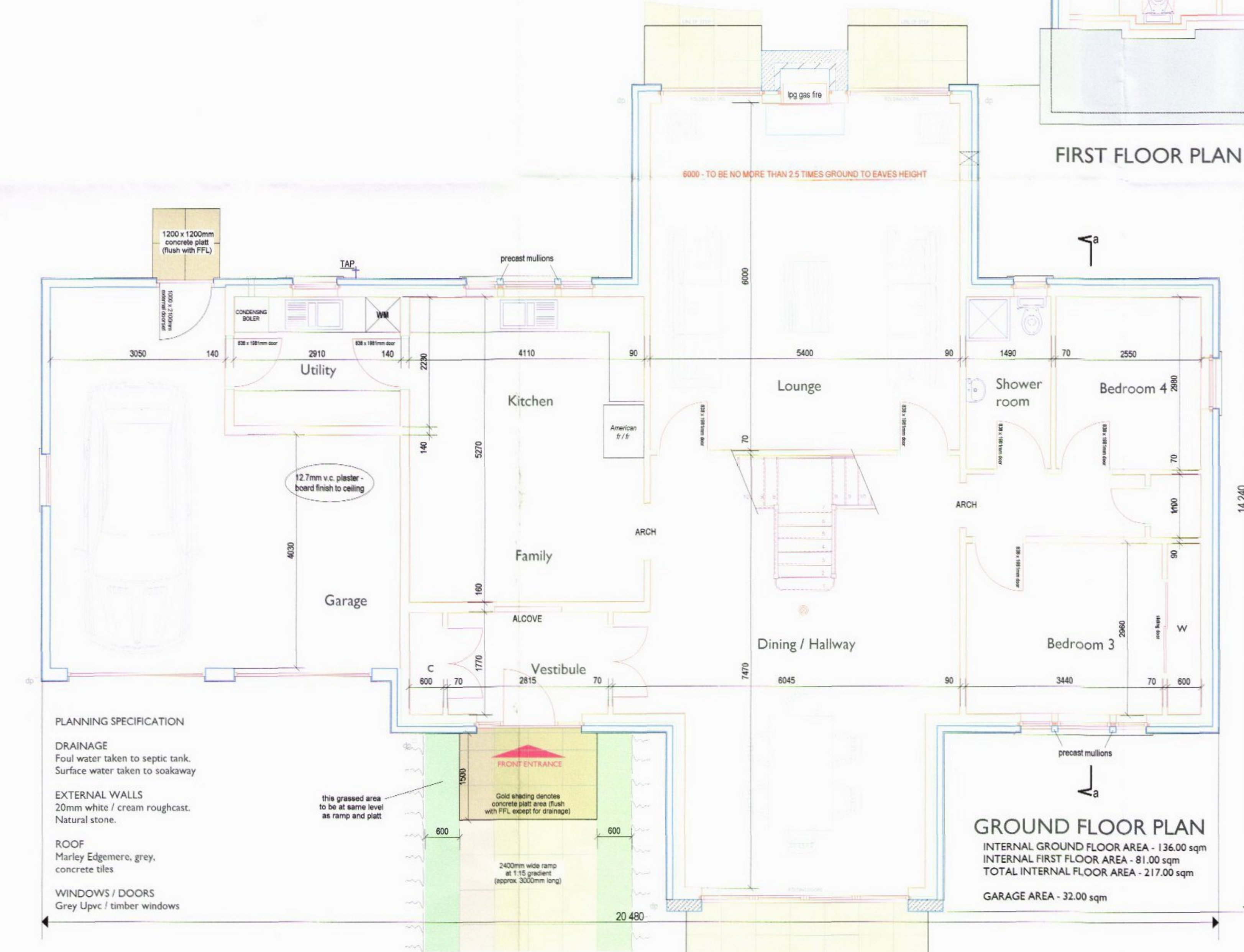


SIDE ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN

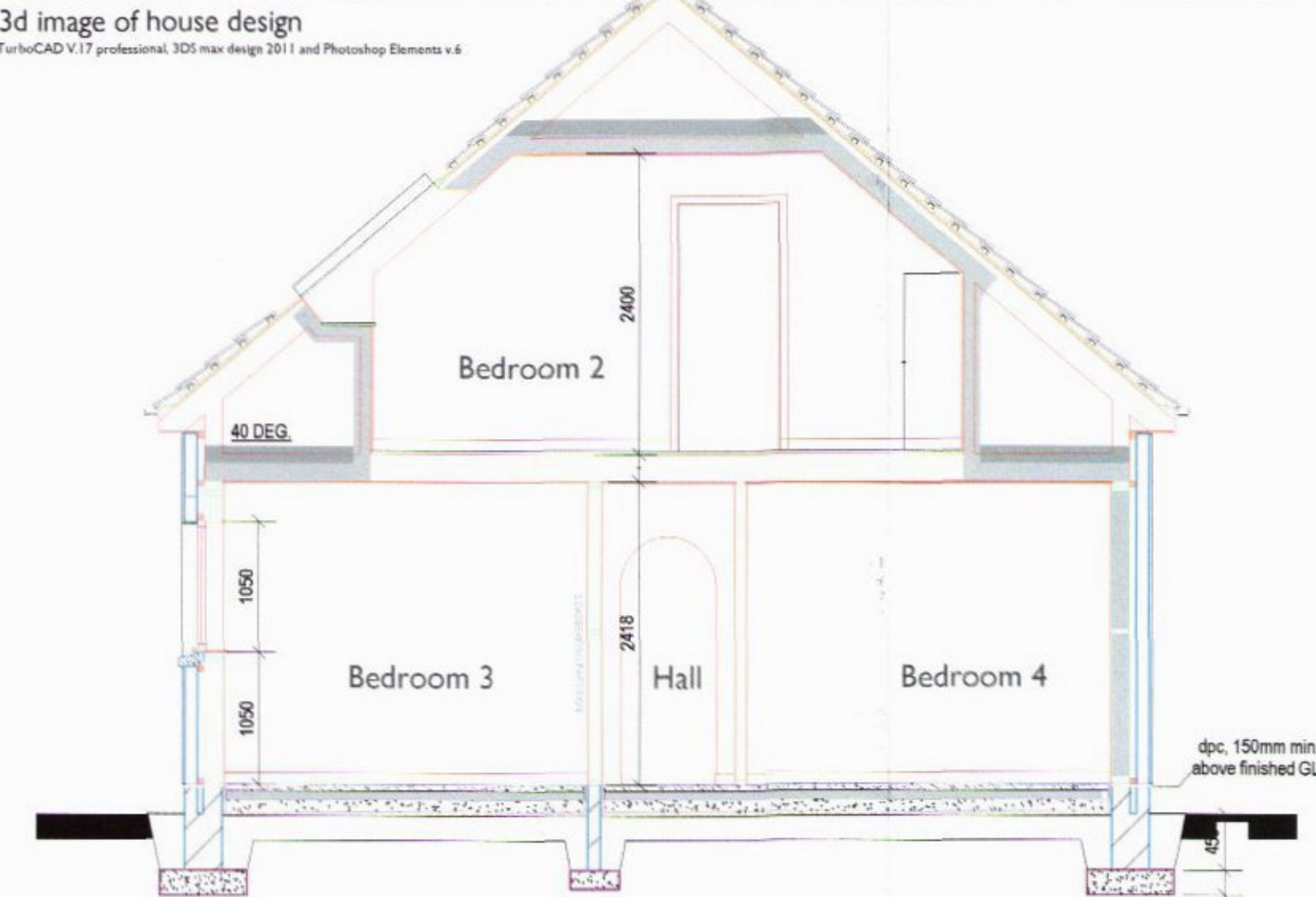


GROUND FLOOR PLAN

INTERNAL GROUND FLOOR AREA - 136.00 sqm
 INTERNAL FIRST FLOOR AREA - 81.00 sqm
 TOTAL INTERNAL FLOOR AREA - 217.00 sqm
 GARAGE AREA - 32.00 sqm



Typical 3d image of house design
 Produced using TurboCAD V17 professional, 3DS max design 2011 and Photoshop Elements v4



SECTION aa

- PLANNING SPECIFICATION**
- DRAINAGE**
Foul water taken to septic tank.
Surface water taken to soakaway.
 - EXTERNAL WALLS**
20mm white / cream roughcast.
Natural stone.
 - ROOF**
Marley Edgemere, grey, concrete tiles
 - WINDOWS / DOORS**
Grey Upvc / timber windows

this grassed area to be at same level as ramp and platt

Gold welding denotes concrete platt area (flush with FFL except for drainage)
 2400mm wide ramp at 1:15 gradient (approx. 3000mm long)

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Strathdee Properties Ltd.

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 ABERLOUR, MORAY, AB38 9QT
 T - (01340) 881784 F - (01340) 881783

PROJECT
 Proposed erection of dwellinghouse with attached garage At Rashcrook Neuk, Rashcrook, Birnie, by Elgin, Moray For Mr Gavin Strathdee

DRAWING DESCRIPTION
 PLANNING DRAWING - GENERAL ARRANGEMENT

DRAWING no.
 RASHNEUK / PLANNING / 02

DRAWN BY
 S Reid MCIAT
 Chartered Architectural Technologist

SCALE
 1:50 / 1:100 (A1)

DATE
 October 2012

Proposed erection of dwellinghouse with attached garage At Rashcrook Neuk, Rashcrook, Birnie, by Elgin, Moray For Mr Gavin Strathdee

PLANNING DRAWING - SITE INFORMATION



Typical 3d image of house design
Produced using TurboCAD V.18 professional, 3DS max design 2011 and Photoshop



site plan (scale - 1:500)

Pink hatched area denotes a Visibility splay as follows -
4.5m from the edge of the road and 105.00m measured in north west direction and 105.00m measured in south east direction. There are to be no visual obstructions over the height of 1050mm (measured from the level of the carriageway) so as to ensure full view of visibility required. Vegetation will be cut back as necessary (ENTIRE AREA DENOTED IN PINK IS EITHER UNDER THE CONTROL OF SM & FA STRATHDEE OR IS AN ADOPTED ROAD VERGE)

- PLANNING SPECIFICATION
- DRAINAGE**
Foul water taken to septic tank.
Surface water taken to soakaway
 - EXTERNAL WALLS**
20mm white / cream roughcast.
Natural stone.
 - ROOF**
Marley Edgemere, grey.
concrete tiles
 - WINDOWS / DOORS**
Grey Upvc / timber windows

Rashcrook



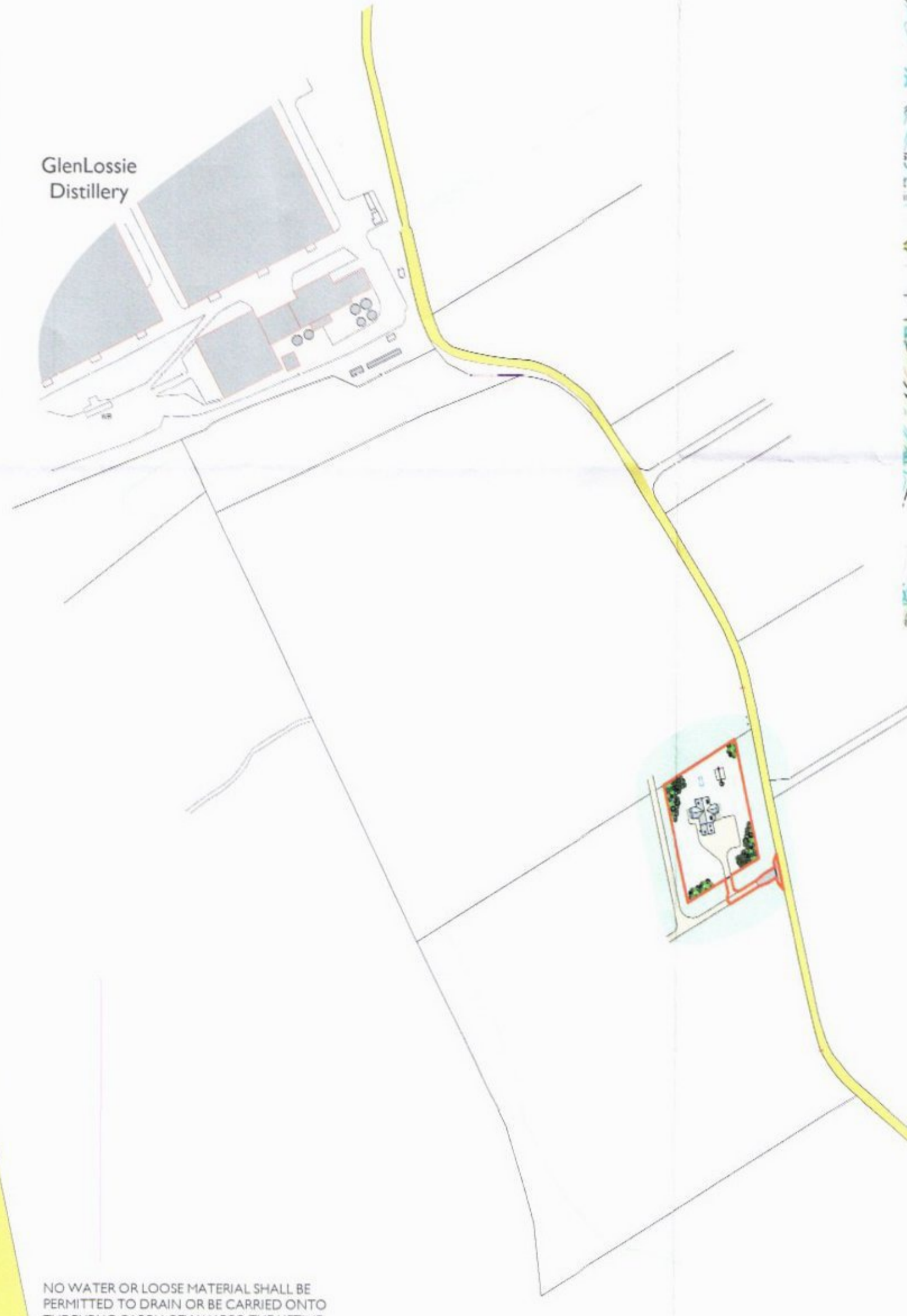
new road access (1:250)

NO WATER OR LOOSE MATERIAL SHALL BE PERMITTED TO DRAIN OR BE CARRIED ONTO THE PUBLIC CARRIAGEWAY FOR THE LIFETIME OF THE DEVELOPMENT

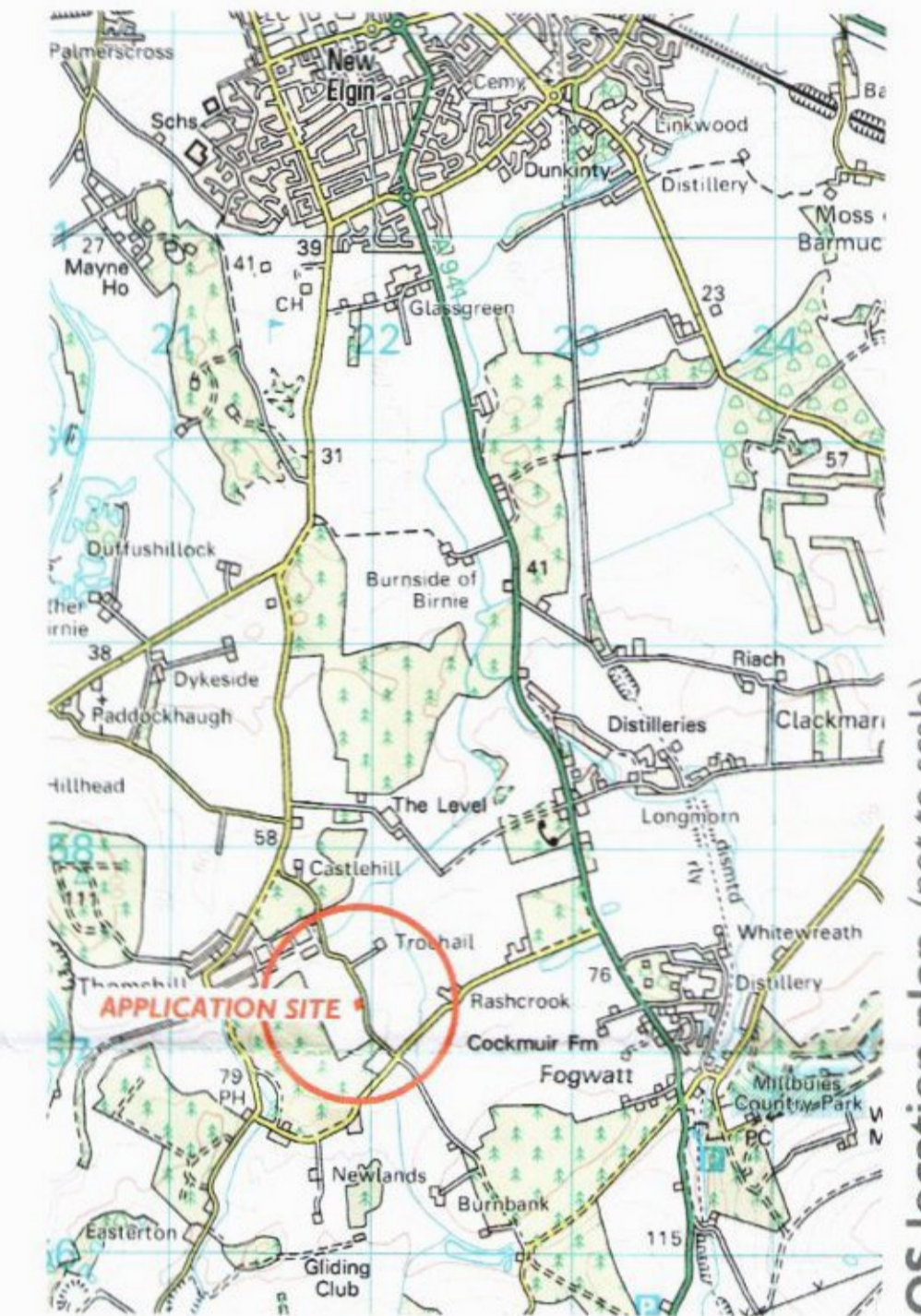
THE WIDTH OF THE ACCESS TO BE 5.5 metres WIDE FOR THE FIRST 8 metres AND THEN WILL REDUCE TO 3.5 metres THEREAFTER AND TO HAVE A MAXIMUM GRADIENT OF 1:20 MEASURED FOR THE FIRST 5 METRES FROM THE EDGE OF THE PUBLIC CARRIAGEWAY

THE FIRST 15 metres OF THE ACCESS TRACK, MEASURED FROM THE EDGE OF THE PUBLIC ROAD, TO BE CONSTRUCTED TO THE MORAY COUNCIL SPECIFICATION AND SURFACED WITH BITUMINOUS MACADAM

AN ACCESS LAY-BY 12.0 metres LONG BY 2.5 metres WIDE WITH 30 DEGREES SPREAD ENDS SHALL BE PROVIDED AT THE EDGE OF THE PUBLIC ROAD TO ALLOW VISITING SERVICE VEHICLES TO PARK CLEAR OF THE PUBLIC ROAD. THE LAY-BY WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MORAY COUNCIL SPECIFICATION AND SURFACED WITH BITUMINOUS MACADAM



location plan (scale - 1:2500)



OS location plan (not to scale)

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DRAWING DESCRIPTION
PLANNING DRAWING - SITE INFORMATION

DRAWING no.
RASHNEUK / PLANNING / 01

DRAWN BY
S.Reid MCIAT
Chartered Architectural Technologist

SCALE
1:500 & AS STATED (AI)

DATE
October 2012