

REPORT OF HANDLING

Ref No:	10/01385/APP	Officer:	Maurice Booth
Proposal Description/ Address	Erect new house and garage at Site At The Orchard Ashfield Garmouth Moray		
Date:	28/10/10	Typist Initials:	SS

RECOMMENDATION

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

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Environmental Protection Manager		
Environmental Health Manager	06/09/10	No objection
Contaminated Land	08/09/10	No objection
Transportation Manager	18/10/10	No objection
Scottish Water	01/09/10	No objection

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
Policy 1(e)		
H8: New Housing in Open Countryside		See Observations
IMP2: Dev Impact Assessments		
EP9: Contaminated Land		
IMP1: Development Requirements		See Observations
T2: Provision of Road Access		
T5: Parking Standards		

REPRESENTATIONS

Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Name	Address	

Summary and Assessment of main issues raised by representations
Issue:
Comments (PO): No objections/representations received

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The scale and detailing of the detailed design are sympathetic to the location. The siting of the proposed house set well back in the site serves to reduce the potential impact and the layout is acceptable.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

There are no other material considerations that would alter this assessment.

HISTORY

Reference No.	Description		
09/02358/PPP	Planning Permission in Principle to erect new dwellinghouse and garage on Site At The Orchard Ashfield Garmouth Moray		
	Decision	Permitted	Date Of Decision 03/06/10

ADVERT

Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	No Premises	23/09/10

DEVELOPER CONTRIBUTIONS (PGU)

Status	
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DOCUMENTS, ASSESSMENTS etc. *

* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc

Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

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

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)			
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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)			