

**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Speyside Glenlivet]
Planning Permission in Principle**

TMC
Mailroom
31 MAR 2014


TO Miss Jean Allen
c/o Plans Plus
Main Street
URQUHART
By Elgin
Moray
IV30 8LG

With reference to your application for planning permission in principle under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

Erect house at Rabbit Rock Craigellachie Moray

and for the reason(s) set out in the attached schedule.

Date of Notice: **11th February 2014**


HEAD OF DEVELOPMENT SERVICES
Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
Moray IV30 1BX

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposed dwelling is contrary to the adopted Moray Local Plan 2008 policies H8 and IMP1. The proposed dwelling house is unsuitable in terms of its proximity to other dwellings, existing and consented. An additional dwelling, on a prominent position would result in further incremental build-up of housing within the area surrounding Clachbrake Farm. The cumulative effect of this development (on a prominent position within the existing grouping) would be a build-up of residential development that detract from the rural character and appearance of the surrounding countryside.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference	Version	Title
12-68-D-1		Site and location plan

NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scotland.gov.uk

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

SITE REFERENCE



ACCESS TRACK FROM
B20-CLASSIFIED ROAD.

EXISTING
STEADINGS

Clachbrake

FARMHOUSE.

25% TREE COVER.

SITE REFERRED TO.

AREA = 0.27 hec.



LOC

SITE REFERRED



ACCESS TRACK FROM
B/C CLASSIFIED ROAD.

EXISTING
STEADINGS

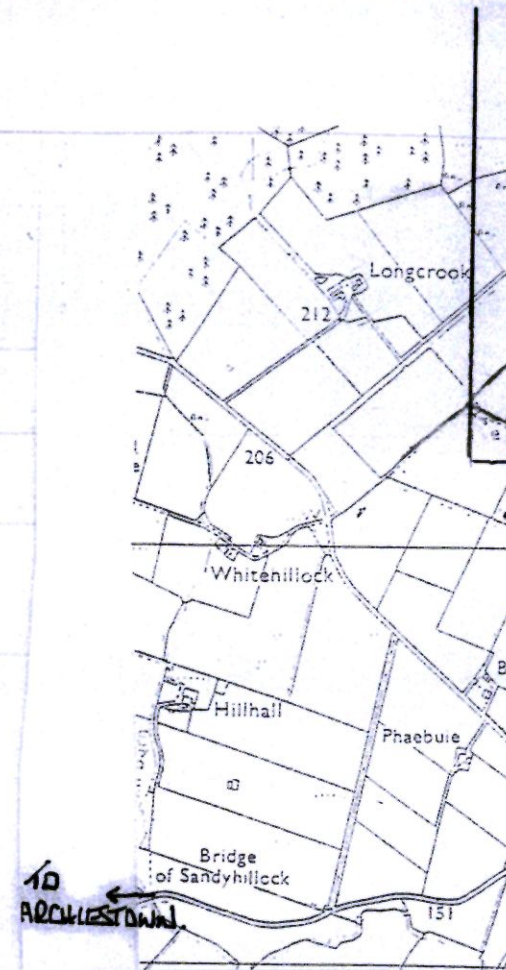
Clachbrake

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TO
AUCHLESTOWN

LOCA

Town & Country Planning

PLA