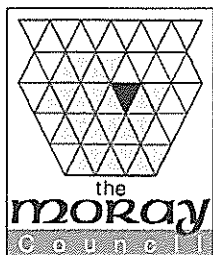


Appendix 1

Copy of planning application and refusal documents



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

REFUSAL OF PLANNING PERMISSION

**[Keith And Cullen]
Application for Planning Permission**

TO Mr A Campbell
c/o Christopher Bremner
Corelinn
8 Traynor Way
Buckie
AB56 1FT

With reference to your application for planning permission 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:-

Convert net store to house at 20 Reidhaven Street Portknockie Buckie 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 application does not comply with Moray Local Plan 2008 policies BE3, H3 and IMP1 for the following reason:

- By virtue of their non traditional proportion, scale and design, the proposed windows on the north elevation detract from the character of the existing building and overall character and appearance of the wider conservation area.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

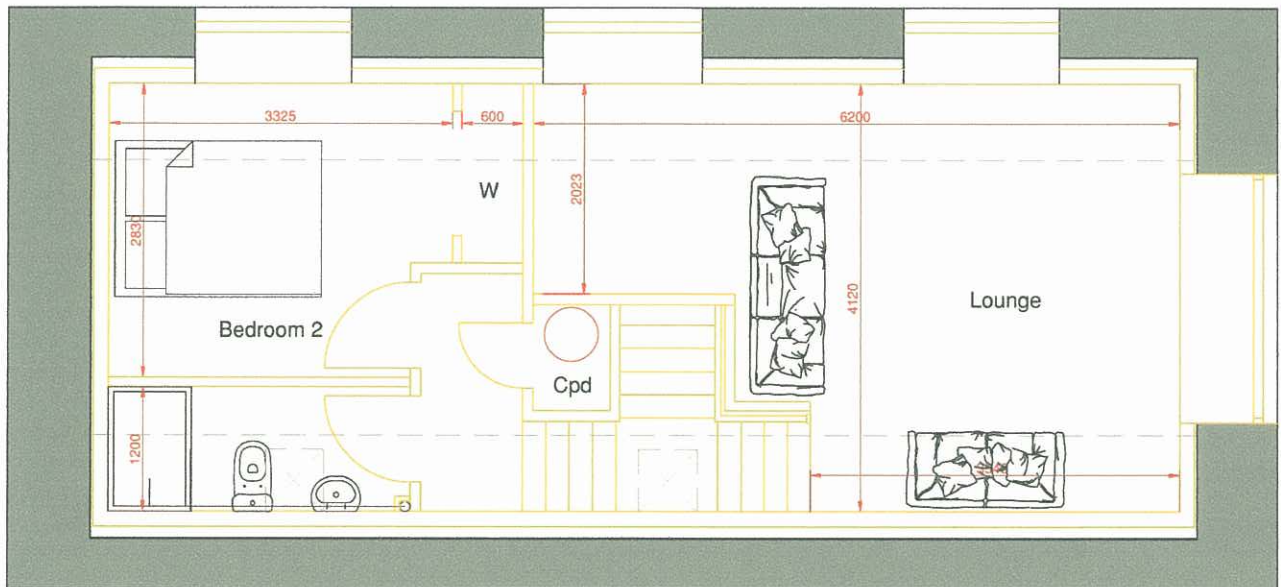
The following plans and drawings form part of the decision:-

Reference	Version	Title
12-52-P06		Location plan
12-52-P03		Proposed floor plans
12-52-P04		Proposed Elevations
12-52-P05		Site plan

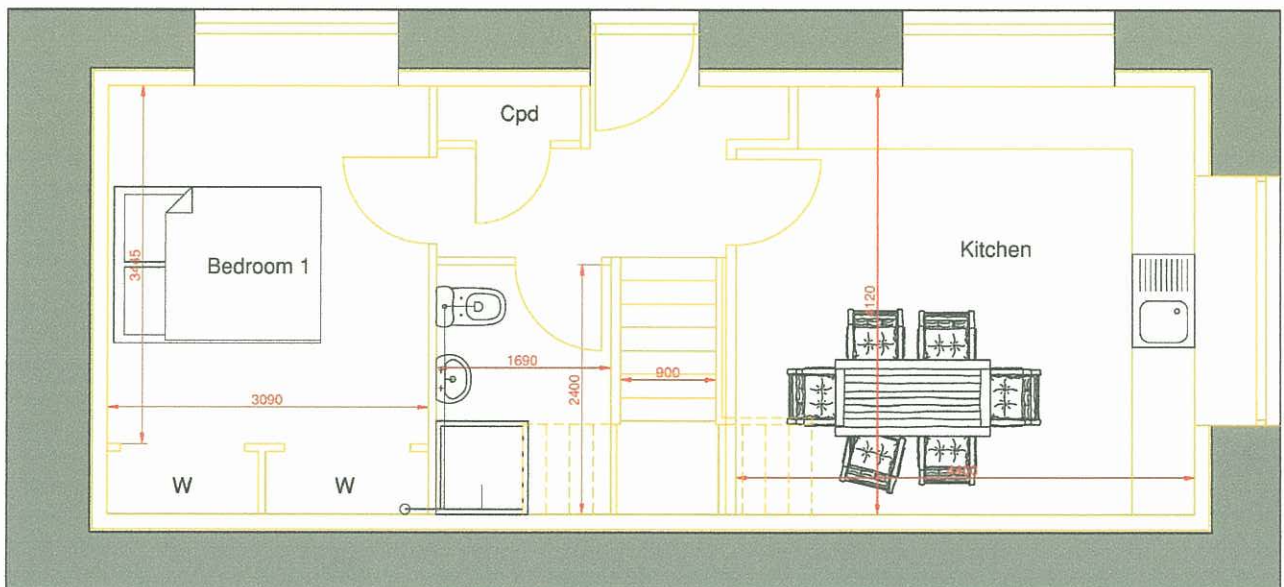
**NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

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.



First Floor Plan



Ground Floor Plan

Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

11/02/2014

Development Management
Environmental Services
The Moray Council

Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Proposed Floor Plans

11-04-13 1:50@A3

Drawing No. 12-52-P03



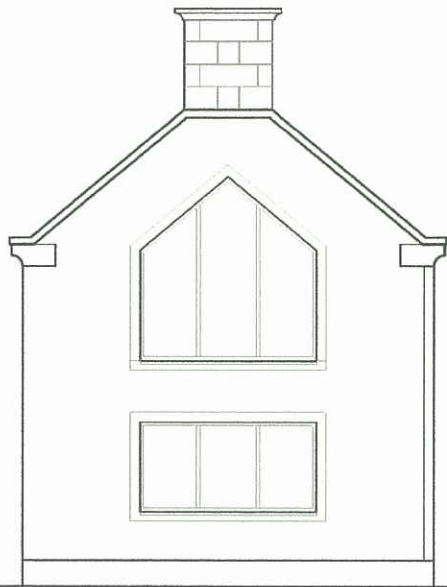
**CHRISTOPHER BREMNER
PLANS**

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

07876758717

wawab@hotmail.co.uk



North Elevation

Town & Country Planning
(Scotland) Act, 1997
as amended

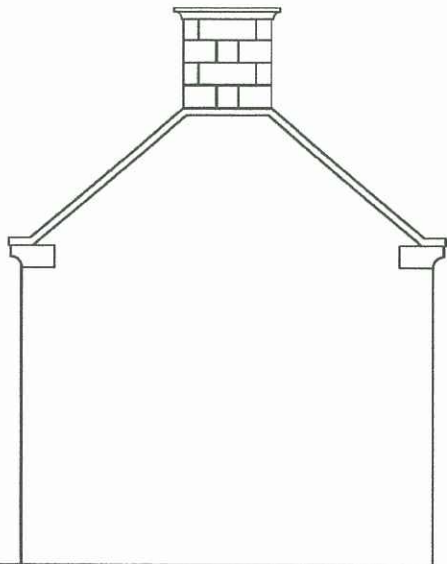
REFUSED

11/02/2014

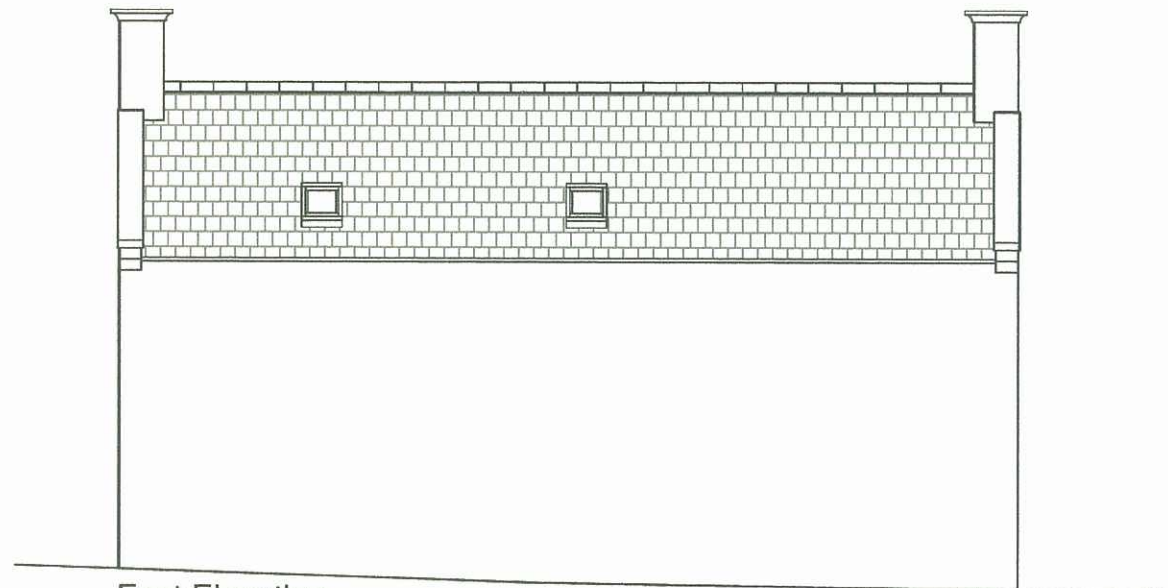
Development Management
Environmental Services
The Moray Council



West Elevation



South Elevation



East Elevation

Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Proposed Elevations

17-11-13 1:100@A4

Drawing No. 12-52-P04



CHRISTOPHER BREMNER

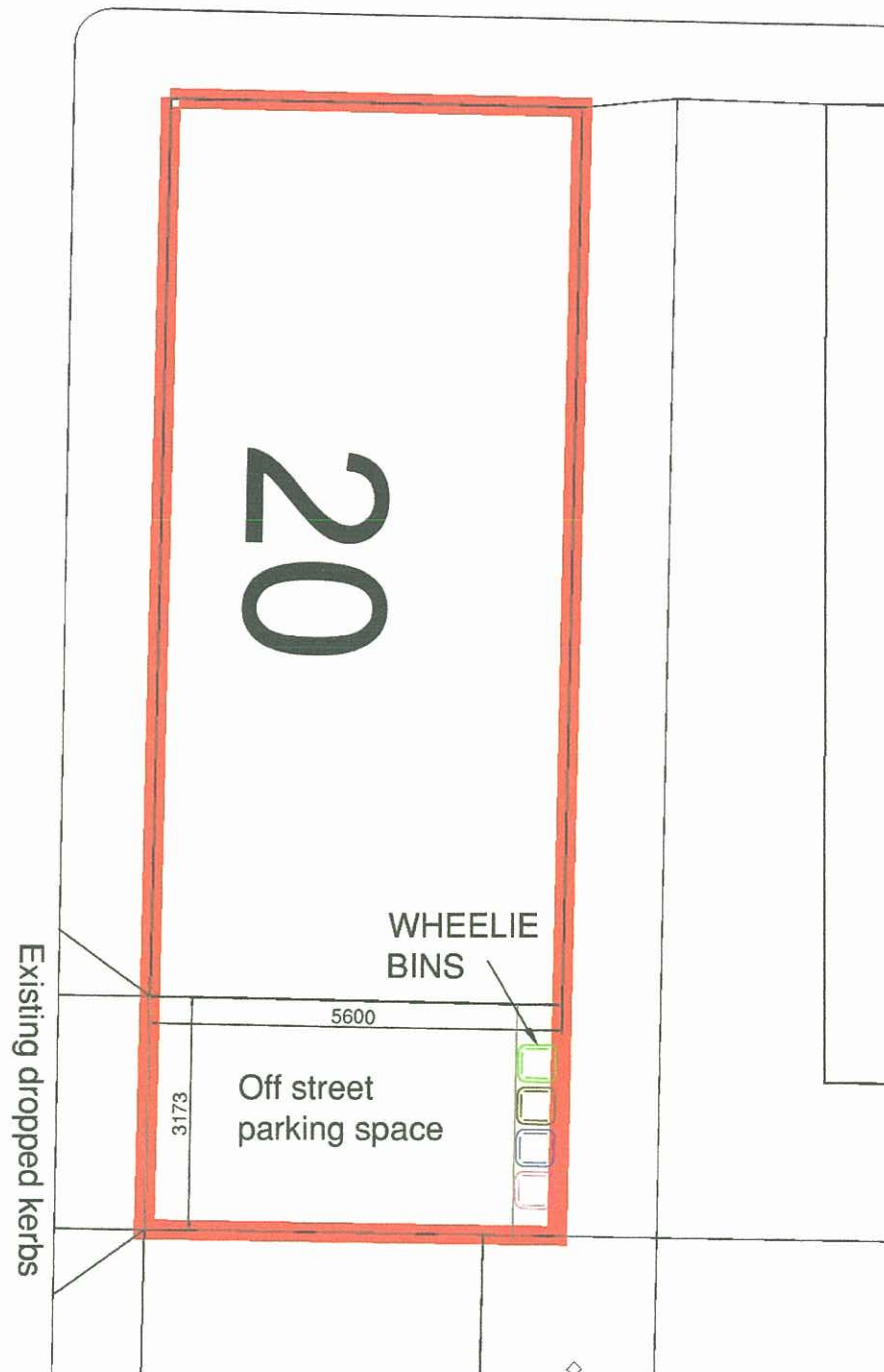
PLANS

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

07876758717

wawab@hotmail.co.uk



Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED
11/02/2014

Development Management
Environmental Services
The Moray Council

Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Site Plan

11-04-13 1:200@A4

Drawing No. 12-52-P05



CHRISTOPHER BREMNER

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

PLANS

07876758717

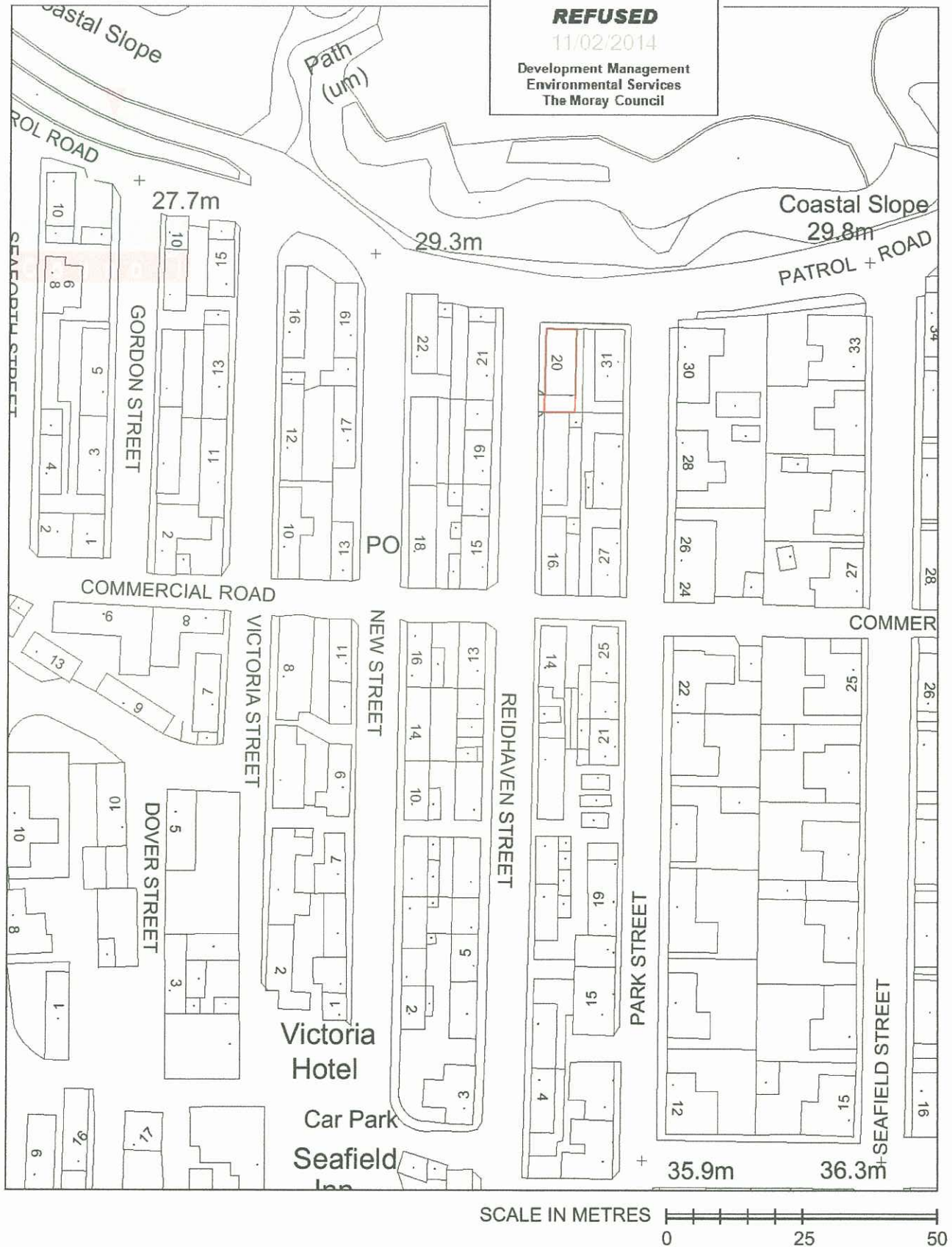
wawab@hotmail.co.uk

Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

11/02/2014

Development Management
Environmental Services
The Moray Council



Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Location Plan

11-04-12 1:1000@A4

Drawing No. 12-52-P06



CHRISTOPHER BREMNER

PLANS

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

07876758717

wawab@hotmail.co.uk



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

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 000078866-001

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)

Convert net store to house at 20 Reidhaven Street Portknockie

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

Planning Authority: Moray Council

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

Address 1: 20 REIDHAVEN STREET

Address 5:

Address 2: PORTKNOCKIE

Town/City/Settlement:

BUCKIE

Address 3:

Post Code:

AB56 4LS

Address 4:

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

Northing

868610

Easting

348989

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Previous application submitted and withdrawn while the design was reviewed by client & planning officer.

Title: Mr

Other title:

First Name:

Iain

Last Name:

Drummond

Correspondence Reference Number:

13/00707/APP

Date (dd/mm/yyyy):

13/12/13

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

86.00

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)

Net store

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)? *

1

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

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)

area for storing wheelie bins

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 2013? *

☐ 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 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

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

Certificate Required

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

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Christopher Bremner

On behalf of: Mr A Campbell

Date: 17/12/2013

☒ Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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 or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) 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 (other than one under Section 42 of the planning Act), 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 2013

d) 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 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) 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 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) 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

g) 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: Christopher Bremner

Declaration Date: 17/12/2013

Submission Date: 17/12/2013

Proposal Details

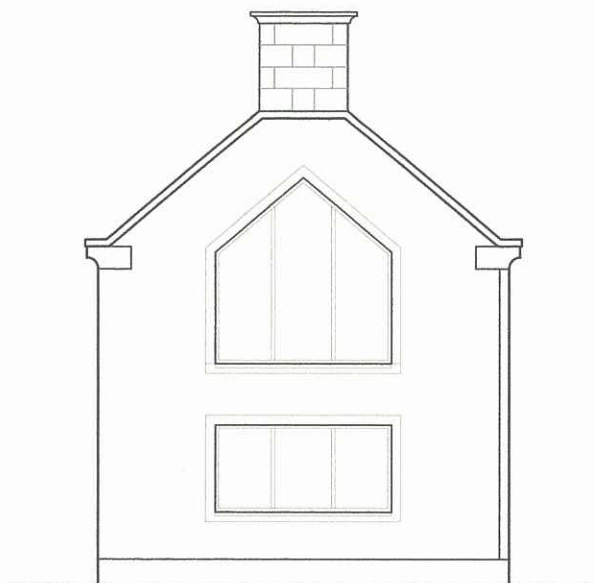
Proposal Name	Convert Net store back into a house
Proposal Description	Resubmission for the same proposal within a year of the validation of the previous application (13/00707/APP)
Address	20 REIDHAVEN STREET, PORTKNOCKIE, BUCKIE, AB56 4LS
Local Authority	Moray Council
Application Online Reference	000078866-001

Application Status

Location Plan	complete	
Form	complete	
Main Details	complete	
Certificate of Ownership	complete	
Checklist	complete	
Declaration	complete	
Supporting Documentation	complete	
Email Notification	complete	
Fee	complete	£0.00
Payment Method	incomplete	

Attachment Details

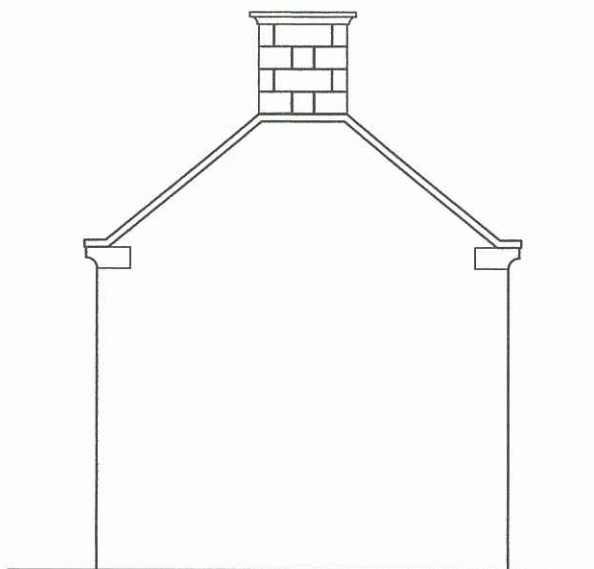
Existing Elevations	Attached	A3
Existing Plans	Attached	A3
Location Plan	Attached	A4
Planning Permission	System	A4
Proposed Plans	Attached	A3
Re-submission Elevs	Attached	A3
Site Plan	Attached	A4



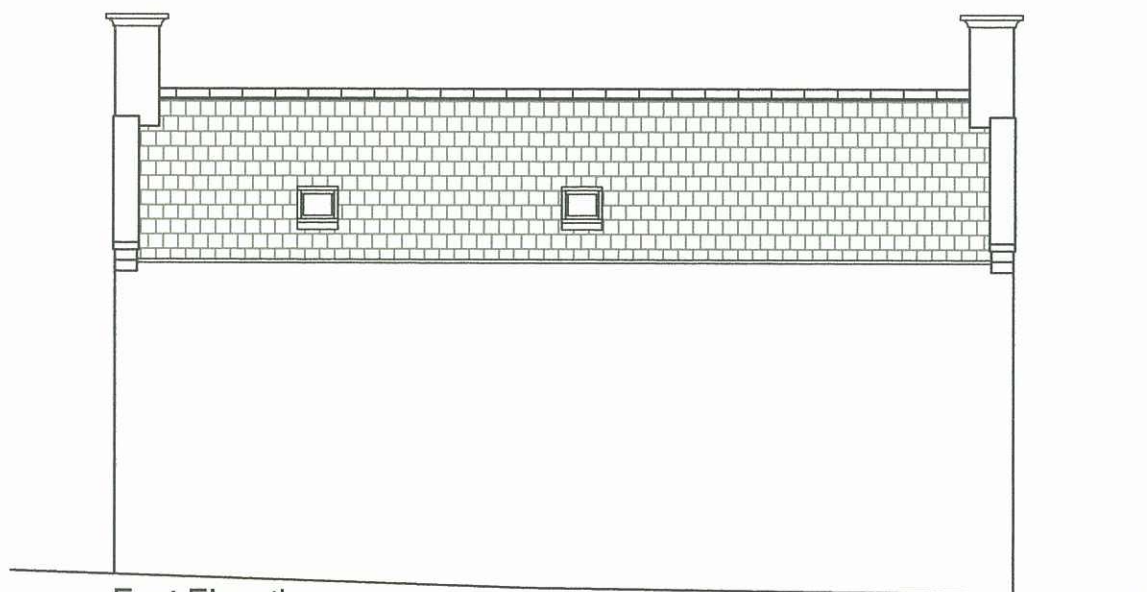
North Elevation



West Elevation



South Elevation



East Elevation

Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Proposed Elevations

17-11-13 1:100@A4

Drawing No. 12-52-P04



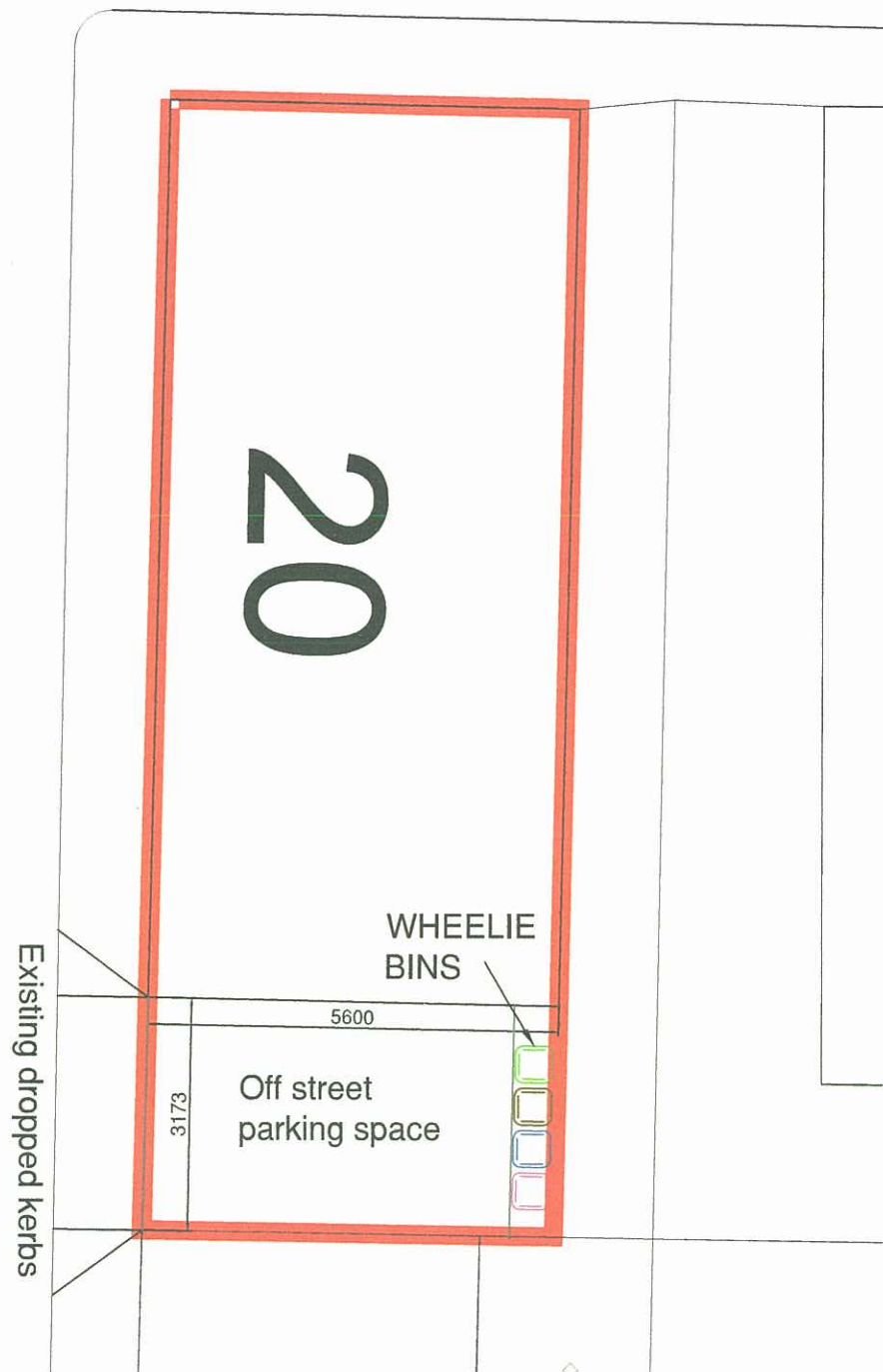
CHRISTOPHER BREMNER
PLANS

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

07876758717

wawab@hotmail.co.uk



Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Site Plan

11-04-13 1:200@A4

Drawing No. 12-52-P05

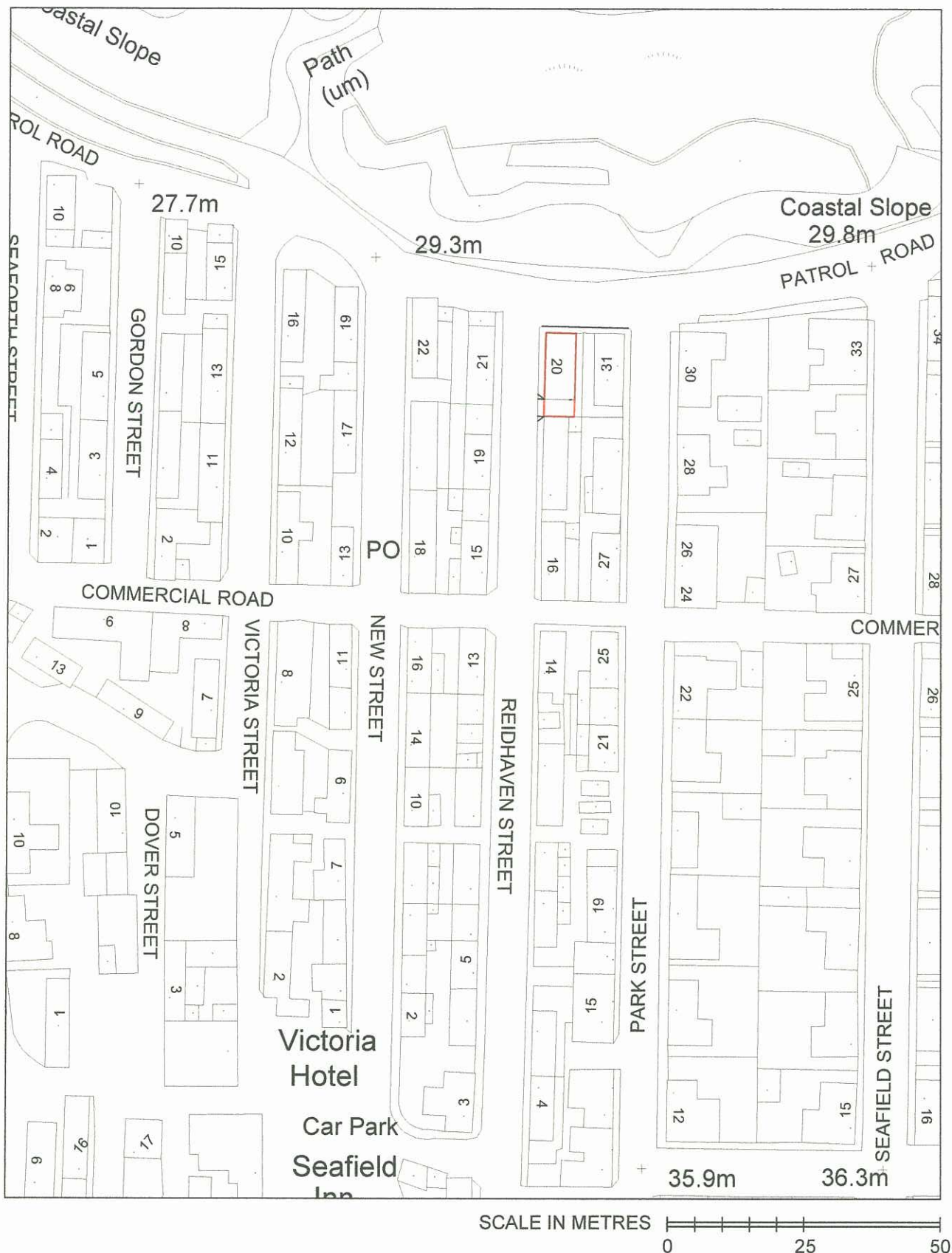


CHRISTOPHER BREMNER
PLANS

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

07876758717
wawab@hotmail.co.uk



Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Location Plan

11-04-12 1:1000@A4

Drawing No. 12-52-P06



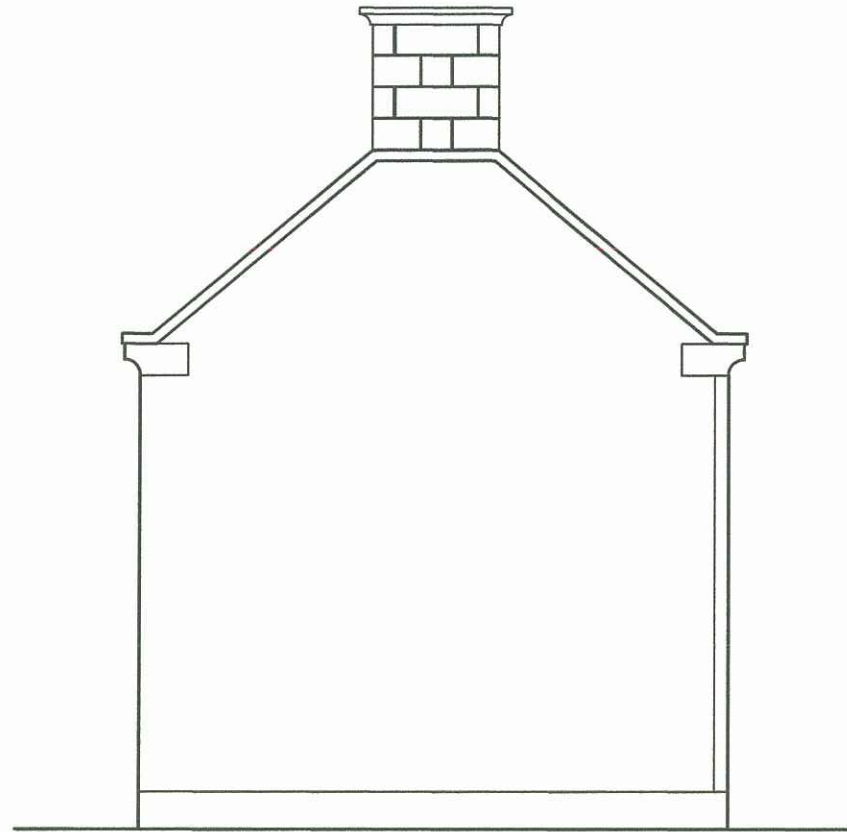
CHRISTOPHER BREMNER
PLANS

Planning and Building Warrant applications...

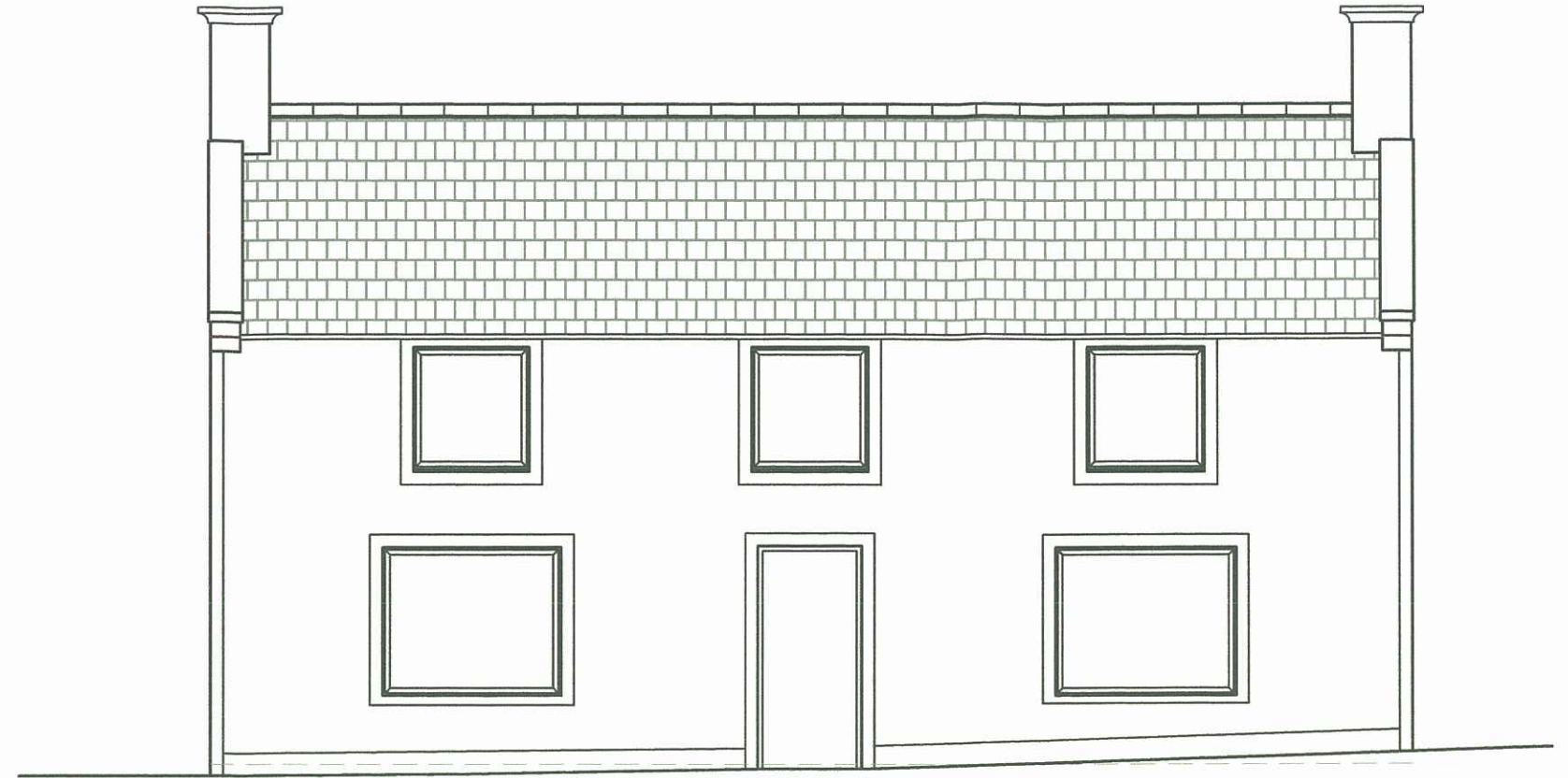
New House - Conversion -
Garage - Extension...

07876758717

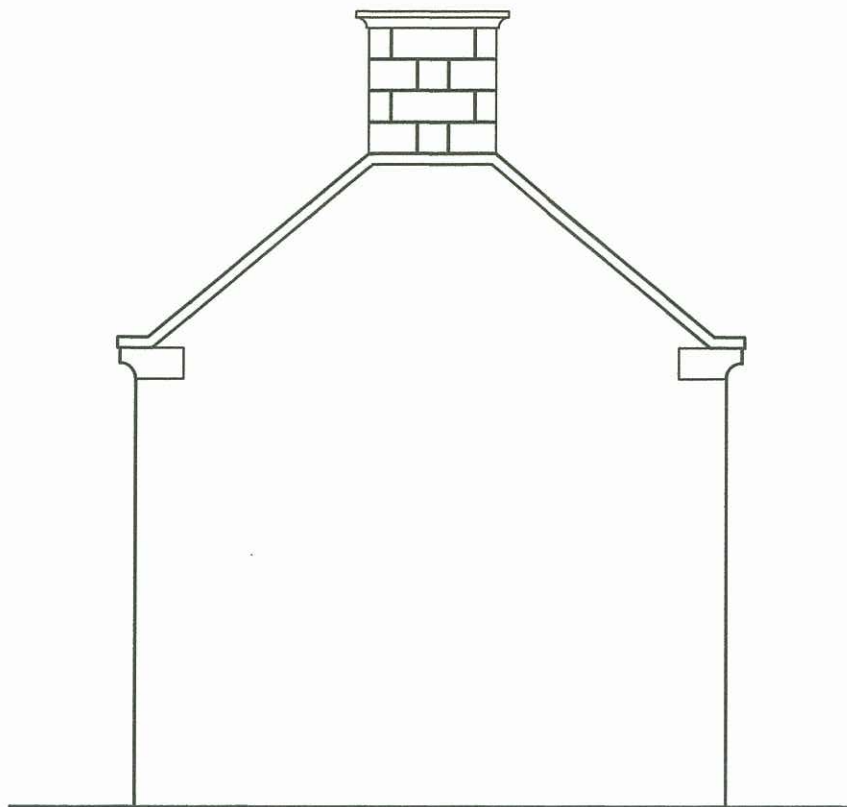
wawab@hotmail.co.uk



Existing North Elevation



Existing West Elevation



Existing South Elevation

Mr & Mrs Campbell

Convert Net store back into house
20 Reidhaven Street, Portknockie

Existing Elevations

11-04-13 1:100@A3

Drawing No. 12-52-P02



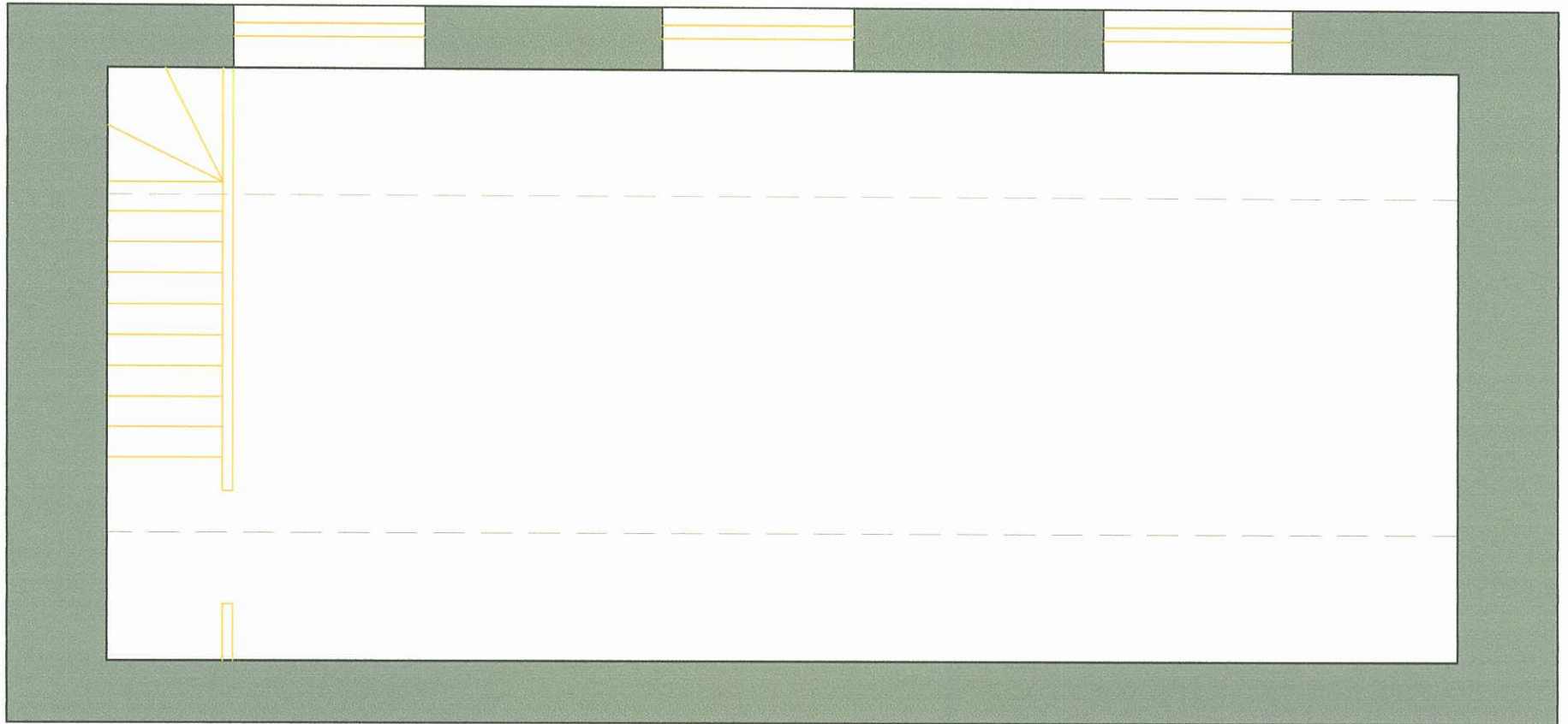
CHRISTOPHER BREMNER
PLANS

Planning and Building Warrant applications...

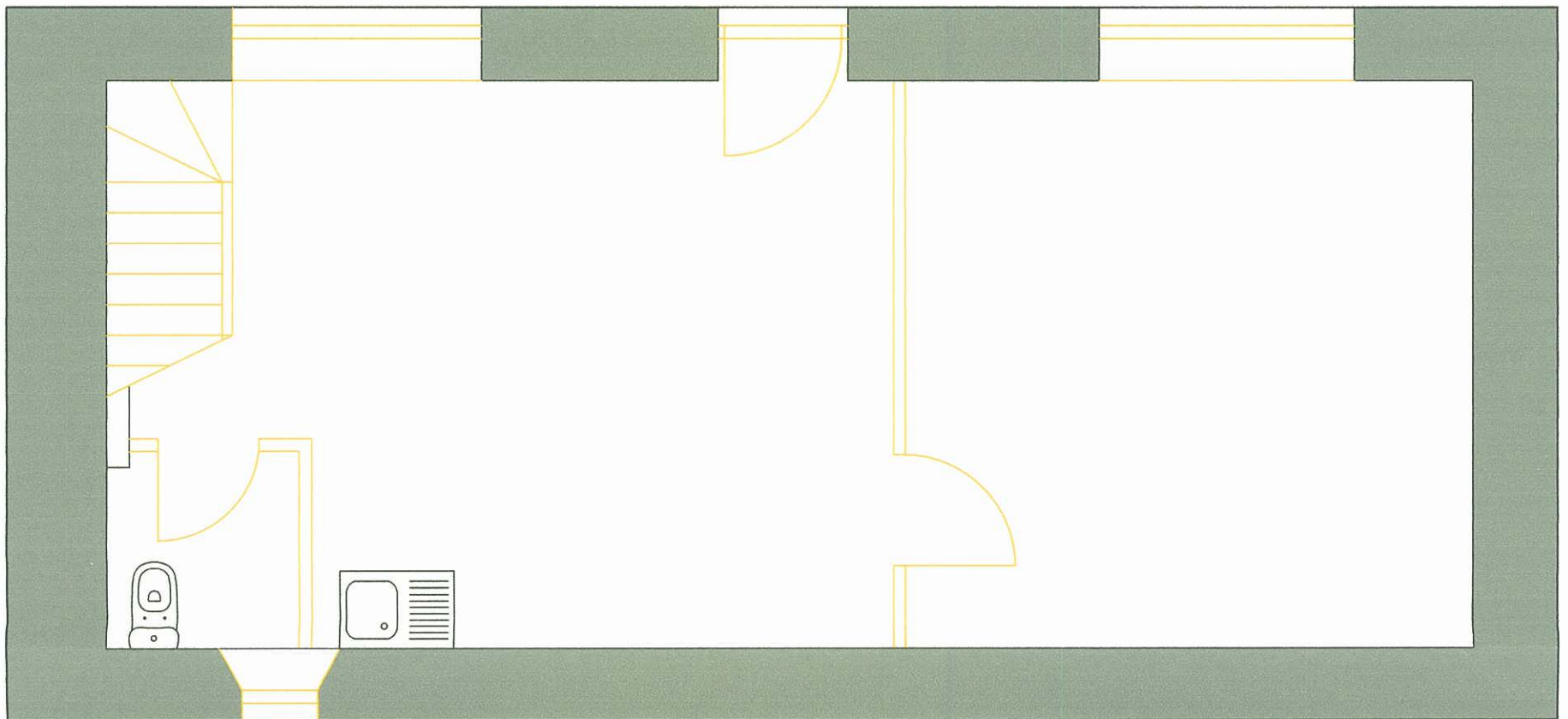
New House - Conversion -
Garage - Extension...

07876758717

wawab@hotmail.co.uk

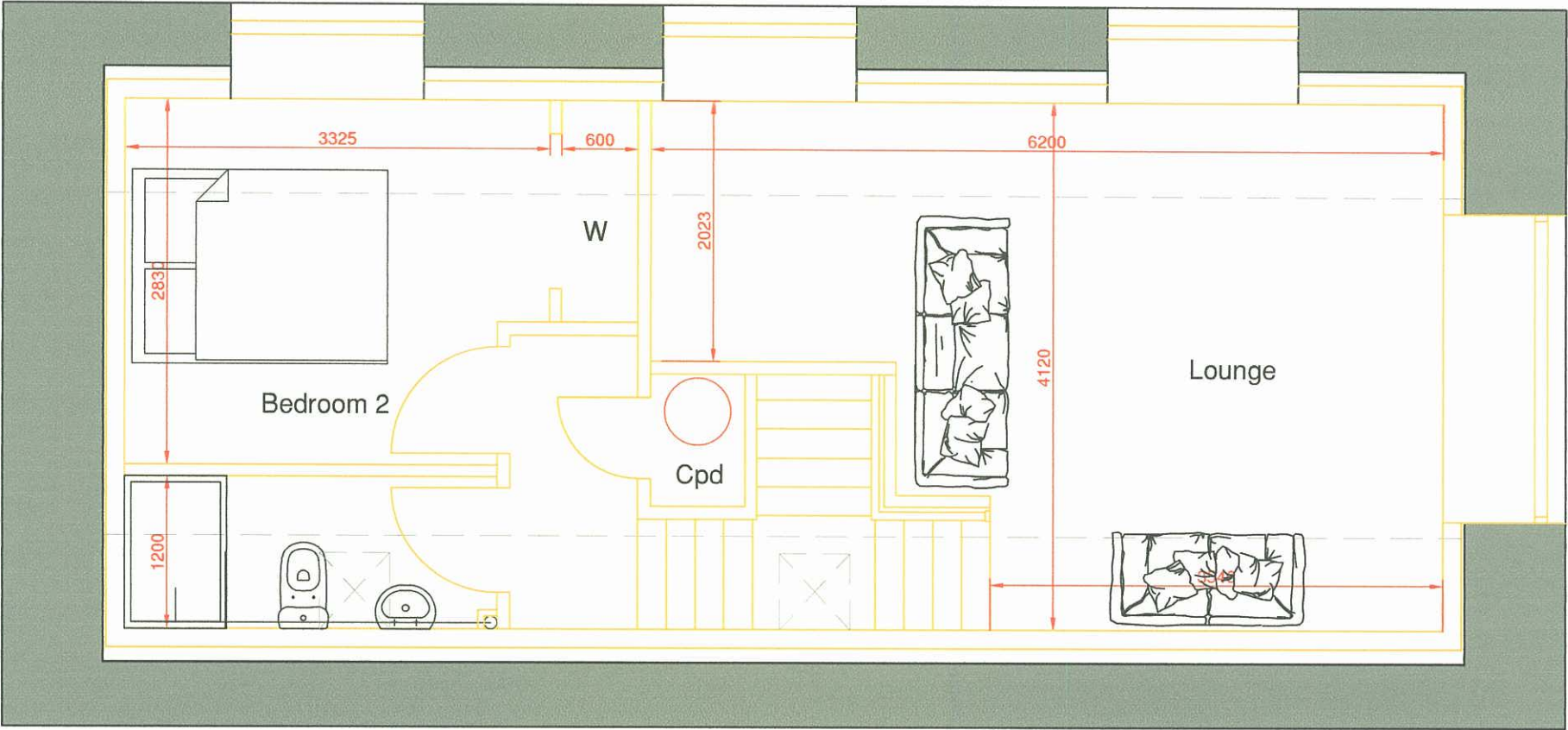


Existing First Floor Plan

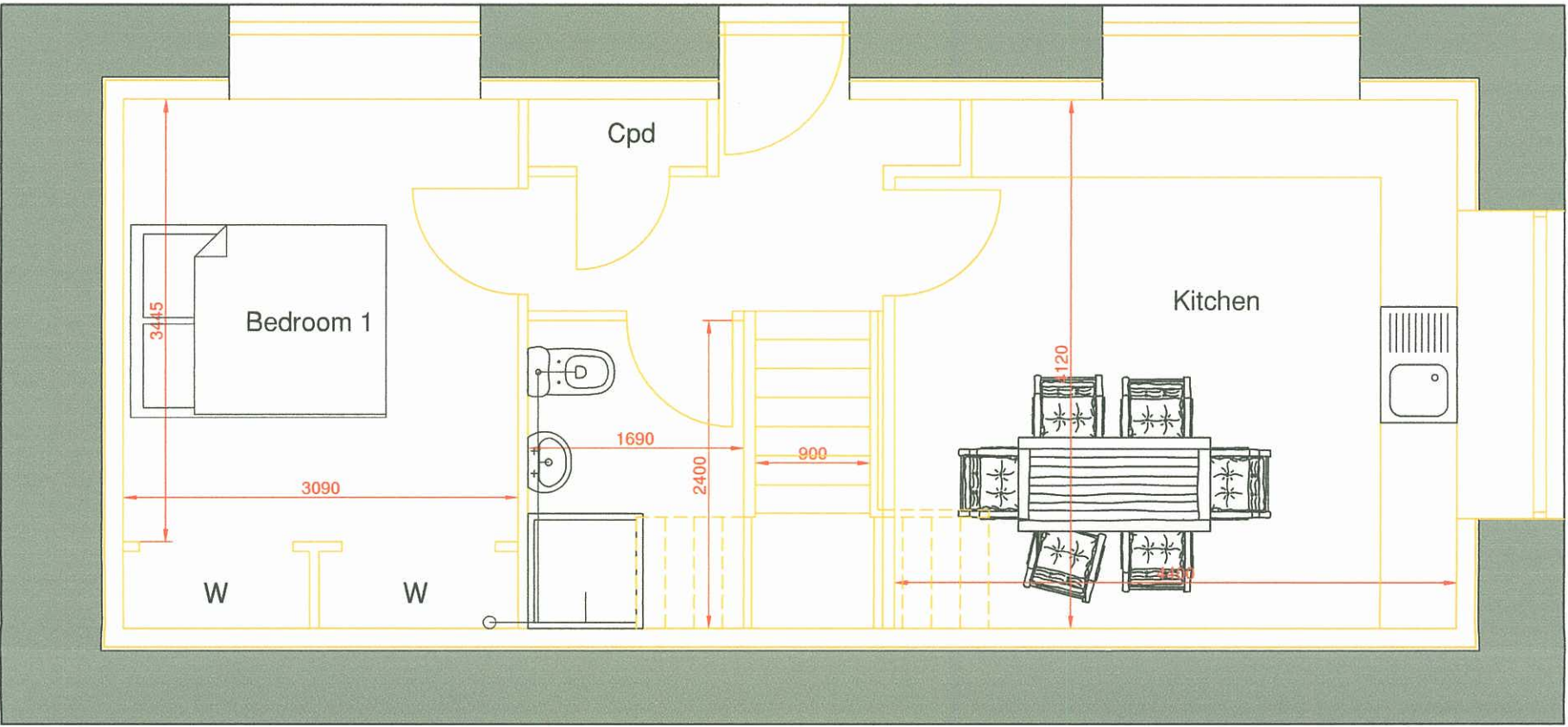


Existing Ground Floor Plan





First Floor Plan



Ground Floor Plan

