



Moray Coast View, Hilton Farm, by Buckie



Notice of Review Statement

(planning ref - 14 / 00903 / APP)

proposed erection of
dwelling-house with detached
garage

Moray Coast View, Hilton Farm, by Buckie, Moray

REFUSED PLANNING APPLICATION - (ref - 14 / 00903 / APP) STATEMENT OF REVIEW

July 2014

The Moray Council's refusal notice dated 30th June 2014 reads as follows –

The application does not comply with Moray Structure Plan 2007 Policy 1 or Moray Local Plan 2008 policies H8 and IMP1 for the following reason :

- The site would be the seventh to be approved in the immediate vicinity during the current Local Plan period and would lead to an unacceptable cumulative build-up of housing that would detract from the rural character of the area.

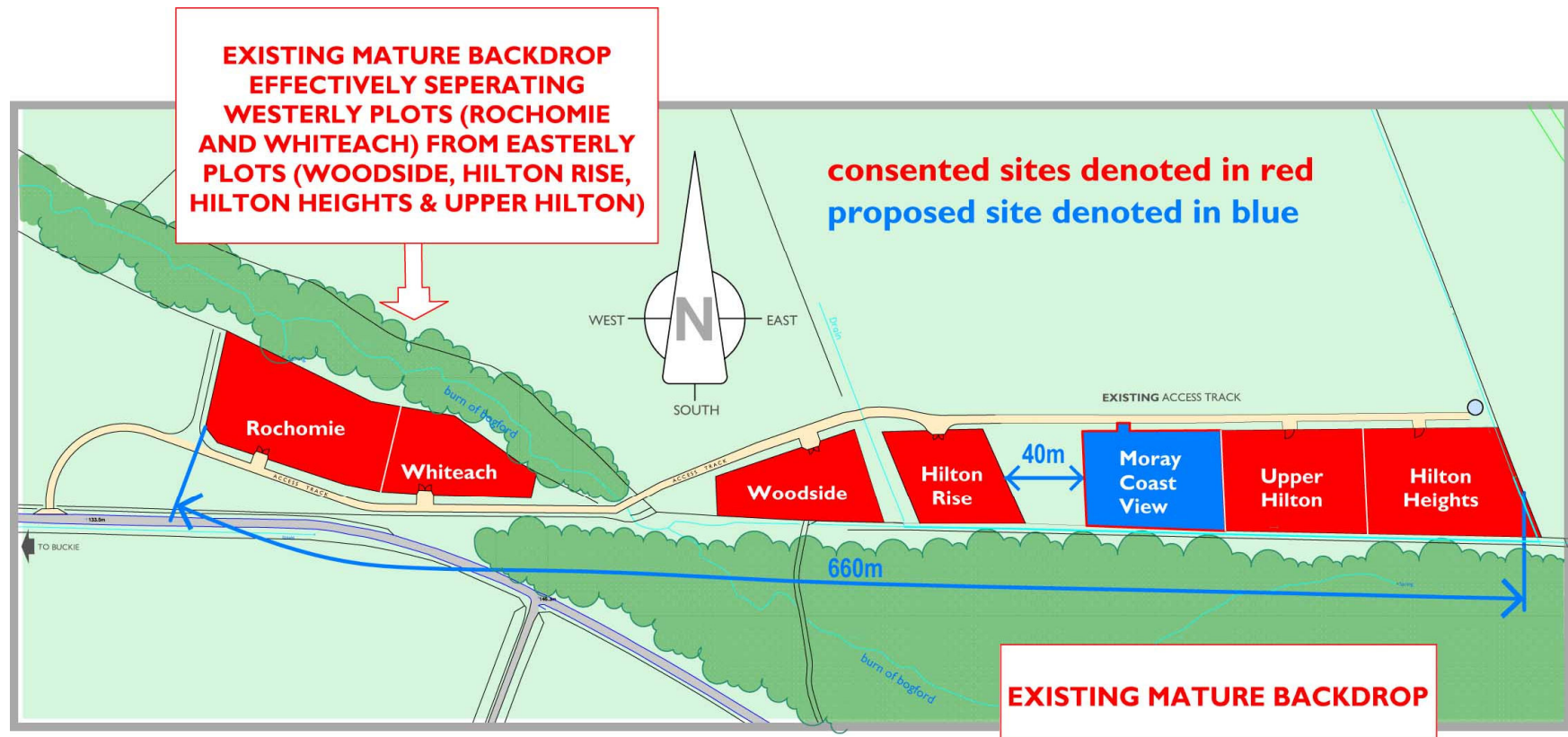
Contrary to the above notice we believe the proposed dwelling-house adheres fully to the Moray Local Plan (2008) policies H8 and IMP1. We are keen to articulate our reasons why we feel that this application should be supported for approval. Please see below. -

The Moray council state that *"The site would be the seventh to be approved in the immediate vicinity during the current Local Plan period and would lead to an unacceptable cumulative build-up of housing that would detract from the rural character of the area."* We disagree with this assessment. Our reasoning for this is that the 6 approved plots are spread out over an approximate distance of 660m, or well over half a kilometer. These plots have been purposefully spread out over a wide area to provide a rural, country feel with a sense of space. We would also like to state that the plots located towards the east (Rochomie and Whiteach) could almost be considered separate from the 4 plots already approved to the west due not only to their location but also because of an existing tree lined backdrop to the rear of Rochomie and Whiteach which effectively splits the plots.

With each rural planning application we submit it is a matter of utmost importance to ensure every site design is of an adequate size and spacing to enhance an area, without creating any sense of overcrowding or any feeling of detriment.

With this in mind, our plots are predominantly at least half an acre (2023 sqm) in area and where possible we try to utilize existing tree foliage to help integrate a new build within a landscape setting. This design ethos ensures our finished plots do not form any sense of urbanization. Evidence of this can be witnessed at our various sites throughout Moray and the Highlands. This particular planning application is framed with a mature woodland backdrop and measures approximately 0.815 acres (3300 sqm).

Please see layout below.



Further to this, a mature tree-lined backdrop exists to the south of the proposed plot which will help to integrate the dwelling-house to the landscape setting. We have prepared a photo of the existing tree lined backdrop and also a photo-montage denoting how the dwelling-house and garage may appear when constructed, within the context of this backdrop.

Please see below.



Existing tree lined backdrop.



Photomontage denoting how dwelling-house and garage may appear onsite within context of existing tree lined backdrop.

In addition to the above reasoning we would also like to answer each policy point as follows -

POLICY H8 (Moray Local Plan)

a) Siting

- We believe the dwelling-house would integrate well to the surrounding countryside and rather than detracting from the local area would enhance this portion of landscape.
- The site is not overly prominent (it does not sit on a skyline location, artificially elevated ground or in an open setting such as a central areas of fields) and as mentioned previously has a mature, tree-lined backdrop.

b) Design

- The house style is of a contemporary design with traditional characteristics including vertically proportioned windows, walls of white or cream roughcast and natural stone. Marley Edgemere grey concrete tiles have been proposed for the roof to imitate traditional natural slates while keeping costs down. In our opinion, the design complies fully with "H8 Design" and it has already been approved at a number of rural locations throughout Moray.

POLICY IMP1 (Moray Local Plan)

Again, the proposed site, in our opinion complies with this policy. We have listed below our answers to the entire policy from criteria **a** through to **n** -

a. The scale, density and character must be appropriate to the surrounding area -

We feel that the density will not be too excessive with one more dwelling-house consented in this locale. We also feel that the scale of the development is very similar to the dwelling-houses which have previously been approved nearby.

b. The development must be integrated into the surrounding landscape -

In our view the proposal will look "integrated" into the landscape because it will have an existing backdrop of mature trees (please see photo-montage above). Further, in line with council policy we will ensure 25% of the plot is covered with foliage to provide a 'softening' of the development.

c. Adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development. -

A good quality access track exists at the moment. A spur would be taken off this track to the new plot and would be constructed to the same specification as the existing track.

d. Adequate water, drainage and power provision must be made.

This site will be fully serviced with electricity, a private water supply and a BT connection. The drainage will be by means of SUDS soakaways as denoted on the site plan (MORAY-COAST-VIEW / PLANNING / 01).

e. Sustainable urban drainage systems should be used where appropriate, in all new developments -

As mentioned above the drainage will be by means of SUDS soakaways as denoted on the site plan (see point d).

f. There must be adequate availability of social, educational, healthcare and community facilities -

In Buckie, the nearest town to the development there are facilities which can accommodate all of the above requirements.

g. The development should, where appropriate, demonstrate how it will incorporate renewable energy systems and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria. -

Although nothing specific has at this stage been denoted on the drawings in terms of renewable energy, if this appeal were to be approved, it is intended to incorporate a multi-fuel stove and solar panels into the design at building warrant stage. A renewable element(s) is now almost a mandatory requirement to satisfy the Scottish Building Standards and so it is our intention to fully accord with this policy.

h. Provision for the long term maintenance of public landscape and amenity areas must be made. -

There are no public landscape or amenity areas nearby.

i. Conservation of natural and built environment resources must be demonstrated. -

Within the site itself a mixture of Birch, Larch, Rowan & Scot Pine trees and bushes at approx. 1.5m centres will be planted out to give a 25% foliage cover. All of these trees will be at least 1.5m in height as noted on the site plan (MORAY-COAST-VIEW / PLANNING / 01).

j. Appropriate provision to deal with flood related issues must be made, including the possibility of coastal flooding from rising sea levels and coastal erosion. -

The site is an elevated position and well above sea level. Further, there are no rivers or burns nearby which would have the potential to pose a flood risk.

k. Pollution, including ground water must be avoided. -

There is no reason for any pollution to occur.

l. Appropriate provision to deal with contamination issues must be made, and -

The contaminated land department raised no concerns during the planning application process however all necessary health and safety and contamination procedures will be adhered to during the construction of the dwelling.

m. The development must not sterilize significant workable reserves of minerals, prime quality agricultural land, or preferred areas for forestry planting. -

Although the plot sits on agricultural land it is located in a spot which consists of rough ground and which is of quite poor quality.

n. Where appropriate, arrangements for waste management should be provided. -

Recycled material will either be taken to the local recycling depot or will be collected from a designated point on the access track. General refuse will be collected from a designated point on the access track.

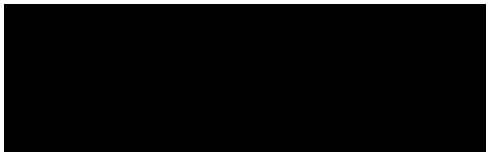
In conclusion, we are of the opinion that this dwelling-house would very much be in the spirit of the aforementioned policies. The house design is of a low-impact, rural style which we would consider well-designed and very much suited to the size of the site which has previously been approved at other country locations throughout Moray.

From a development feasibility aspect, recent experience has informed us that there is now a high demand and need for rural accommodation in the Moray area. Indeed, the vast majority of sites we sell are to local people and we feel it is very important to help meet this demand in order to retain skills and jobs in the area. This not only helps the local economy but also has a “knock on” effect in terms of local services, schools, shops and the wider economy as well. Further, in our view what cannot be underestimated after the recent financial downturn is the need for valuable work for local tradesmen and building merchants etc.

Lastly, we feel that this planning application should be treated on it's own merits and in our opinion it adheres and complies to all parts of the relevant Local and Structure plans. The application attracted no objections and we are of the opinion that there appears to be nothing to prevent the merits of the application allowing it to progress to approval. Should any unforeseen material consideration arise during determination, please advise us accordingly in order that remedial action and an appropriate response may be pursued.

We respectfully ask that the appointed LRB panel approves this appeal.

Yours sincerely,



Stewart Reid MCIAT