

06/02544/OUT
25th October 2006

Outline to erect a dwellinghouse and garage on Site At Christie
Croft Portgordon Buckie for Mr Stanley Whyte

Comments:

- THIS APPLICATION IS REFERRED TO THE COMMITTEE AT THE REQUEST OF THE LOCAL MEMBER AND THE CHAIRMAN.
- MEMBERS WILL HAVE VISITED THE SITE.
- Advertised as a departure from the development plan.
- No objections received.

Procedure:

- If minded to approve, hearing not required.

Recommendation: Refuse - For The Following Reason(s):-

The proposal is contrary to Moray Structure Plan policies S/ENV1, S/H4, S/IMP1 and Moray Local Plan polices, L/HC3, L/IMP2, L/IMP3 and L/T4 for the following reasons:

1. The proposal would occupy an exposed and prominent position within a field, which would lack the natural enclosure and backdrop that are required to integrate it sensitively with the surrounding landform so as to blend unobtrusively with its surroundings. It would be readily visible from the public road to the east and a large part of the surrounding countryside and as such would not be sensitively or well located within the countryside. The resultant visual impact of the development would detract from the rural character of this part of the countryside.
2. The proposal would result in an increase in turning traffic using an existing access, which has substandard visibility due to the road geometry and existing fencing and earth-banking on adjoining land to the south, outwith the application site. As such the proposal would be detrimental to road safety.
3. Approval of the proposal would set an undesirable for further similar applications to be submitted in the vicinity.