

06/01756/OUT
1st August 2006

Outline to erect dwellinghouse on Spey Street Rothes Moray
for Mr Mike Munro

Comments:

- MEMBERS WILL HAVE VISITED THE SITE
- Development Control Manager considers application raises matters of planning significance.
- Advertised as a departure from the Moray Structure Plan 2008 and Moray Local Plan 2000.
- No objections/representations received.

Procedure:

- If minded to approve notification to the Scottish Ministers required under Circular 5/2007 prior to issue of any consent because a statutory consultee (SEPA) objects to the application.

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

The proposal would be contrary to Moray Structure Plan policy 2(j), Moray Local Plan policy L/ENV26 and the Emerging Local Plan Policy EP7 for the following reason:

1. The proposed site is within the functional flood plain and insufficient data has been provided to demonstrate that the proposal has been designed to minimise risk of inundation and will not contribute to or increase risk of flooding elsewhere. In addition it has not been demonstrated that the proposals would not impede the flow of water or the ability of the floodplain to store water naturally.