

07/02419/FUL  
16th November 2007

**Full planning permission for erection of business/industrial units at Bluehill Craigellachie Moray for Glenmore Properties Limited**

---

**Comments:**

- MEMBERS WILL HAVE VISITED THE SITE
- Advertised as a departure from the development plan.
- Application is a major development as it exceeds 2,000m<sup>2</sup> in floor area.
- Objection/representation received.
- Unresolved objection from statutory consultee.

**Procedure:**

- If minded to approve, hearing recommended.

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

1. The proposed development is contrary to policies L/ENV7 of the Moray Local Plan 2000 and E7 of the Emerging Local Plan for Areas of Great Landscape Value in that it will detract from the landscape quality of the area, and would establish an undesirable precedent for further development of this nature.
2. The proposed development is contrary to policy L/ED15 of the Moray Local Plan 2000 and policy ED8 of the Emerging Local Plan in that;
  - a) The development is not related to indigenous rural industries.
  - b) Insufficient locational justification has been given for the site.
  - c) Local infrastructure is insufficient to meet the needs of the development, and
  - d) The siting and visual impact of the development would be unacceptable.
3. The proposal is contrary to policies L/ENV24 of the Moray Local Plan 2000 and EP5 of the Emerging Local Plan in that insufficient information has been provided of the means to dispose of surface water from within the site
4. The proposal is contrary to policy L/T4 of the Moray Local Plan 2000 and policy T2 of the Emerging Local Plan in that it cannot be considered appropriate in terms of road safety to introduce more traffic directly onto a sub-standard road.
5. The proposal is contrary to policy L/ED15 in that insufficient information has been provided on noise levels associated with the development.