

08/01034/FUL
19th May 2008

Erect new dwellinghouse and garage and site temporary caravan during construction at Site Adjacent To Stripeside Cottage Grange Keith for Mr And Mrs D Mackay

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Referred to Committee as the applicant is a member of Development Services staff.
- No objections/representations received.
- Not advertised.

Procedure:

- None.

Recommendation: Permit - Subject To The Following:-

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. Unless otherwise agreed with the Council, as Planning Authority, the development hereby approved shall be carried out strictly in accordance with the approved plans and conditions.
3. No water shall be permitted to drain onto the public footpath/carriageway.
4. A turning area shall be provided within the curtilage of the site to enable vehicles to enter/exit in a forward gear.
5. The width of vehicular access shall be as shown on the approved drawings and have a maximum gradient of 1:20 measured for the first 5.0 metres from the edge of the public carriageway. The first 10 metres of the access track shall be to The Moray Council specification and surfaced in bitmac.
6. A visibility splay of 2.4 x 215 metres (in both directions) shall be provided at the access.
7. Unless otherwise agreed with the Development Control Manager, within 2 years of the date of this consent or upon occupation of the approved dwelling (whichever is the sooner) the caravan shall cease to be occupied.
8. At the end of the period specified in the above condition, unless otherwise approved by the Council (as Planning Authority) the caravan shall be removed from the site and the site tidied to the satisfaction of the Development Control Manager.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In order to ensure that there are no unauthorised departures from the approved plans which could adversely affect the development or character and amenity of the surrounding properties and area.
3. In the interests of road safety.
4. In the interests of road safety.
5. In the interests of road safety.
6. In the interests of road safety.
7. In order to avoid any ambiguity regarding the terms of this consent.
8. In order that the Planning Authority may retain control over the use of the site and to ensure that further consideration can be given to the operation, effects and impact of the use approved herewith on the amenity and character of the area.

List of Informatives:

THE BUILDING STANDARDS MANAGER, has commented that:-

A Building Warrant will be required for the proposals. Should you require further assistance please do not hesitate to contact Building Standards, Environmental Services Department, Council Office, High Street, ELGIN IV30 1BX or by telephoning 01343 563243.

THE DEVELOPMENT CONTROL MANAGER, DEVELOPMENT SERVICES, has commented that:-

It is noted that your planning application proposes a septic tank and soakaway/infiltration drainage system and the suitability of the ground condition to accommodate this will be dealt with as part of your Building Warrant application. Full details of a ground assessment, trial pit investigations and percolation test results, from a suitably qualified person as contained within the Council's List of Approved Certifiers, will be required prior to obtaining a Building Warrant.

An application for a Building Warrant and compliance with the Building Regulations are entirely separate from Planning procedures. Furthermore, the granting of Planning Consent does not guarantee approval of a Building Warrant.

If you have not already done so and you may wish to satisfy yourself about the adequacy of ground conditions separately at this stage, if so I recommend that you contact the Building Standards Section directly at Environmental Services, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, telephone(01343) 563243.

Please also note that if you are proposing a discharge to a watercourse this will require separate consent from SEPA (Scottish Environment Protection Agency) under the Control of Pollution Act 1974.

THE TRANSPORTATION MANAGER, DIRECT SERVICES, ACADEMY STREET, ELGIN has commented that:-

The applicant shall ensure that their operations do not adversely affect any Public Utilities which should be contacted prior to commencement of operations.

The applicant shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

The Transportation Manager must always be contacted before any works commence. This includes any temporary access which should be agreed with the Transportation Manager prior to work on it commencing.

THE ENVIRONMENTAL HEALTH MANAGER, DEVELOPMENT SERVICES, has commented that:-

The caravan should be provided with a sink, wash hand basin, bath or shower with hot and cold water laid on and a WC which should be connected to a suitable drainage system. The caravan should be connected to an electrical supply.

Comments received from SCOTTISH WATER are attached for your information.