

Forres WARD 08_07

**09/00120/OUT
6th February 2009**

Outline to erect new golf clubhouse training facilities 5 holiday chalets green keepers shed tennis courts and 18 dwellinghouses at Kinloss Country Golf Club, Kinloss, Forres, Moray, IV36 2UB for Tommy And Karen Dingwall

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Application is a major development in that the overall area of the site exceeds 2 hectares.
- Advertised as a departure to the Development Plan.
- Objections/representations received.

Procedure:

- In the event that Committee are minded to approve the application, it will require to be the subject of a hearing, and advertised as a departure from policy CF4 of the development plan, and referred to Ministers unless the objection of SEPA to the development is withdrawn.

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

1. The proposed development is contrary to policy H8 of the Moray Local Plan in that it includes proposals for a development of multiple houses more appropriately directed to Rural Communities and the Re-use and Replacement of Existing Buildings.
2. The proposed development is contrary to policy CF4 of the Moray Local Plan in that it includes an element of housing development which is not in accordance with other development plan policies.
3. The proposed housing would establish an undesirable precedent for further development of this nature in rural locations.