

Forres WARD 08_07

**10/00124/PPP
1st February 2010**

Planning Permission in Principle to erect golf centre incorporating training facilities 5 holiday lodges tennis court and 5 dwellinghouses at Kinloss Country Golf Club, Kinloss, Forres, Moray, IV36 2UB for Kinloss Country Golf

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- A similar proposal to this was reported to the Planning & Regulatory Services Committee of 24th November 2009 and the appointed officer considers that this amended version of the previous proposal should be similarly determined, notwithstanding that this application is not "major".
- Advertised as a departure from the development plan.

Procedure:

- If minded to approve, this application should be delegated to the Director of Environmental Services to approve, subject to the receipt of satisfactory comments from the MOD, Environmental Health and to resolution of the objections from SEPA, and to conditions recommended by consultees or other standard conditions.

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 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.