

Speyside Glenlivet WARD 01_07

09/00612/FUL
30th April 2009

Master plan for housing development at Tomnabent, Aberlour,
Moray, AB38 9NP for Mr Gavin Strathdee

Comments:

- The appointed officer considers, following the consultation process, that the application raises matters of wider community interest and/or planning significance.

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 3 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. Prior to work commencing on site the applicant shall complete the attached notification of initiation of development and submit it to the local planning authority.
4. Upon completion of the development or as soon as practicable after doing so the attached notification of completion of development shall be completed and submitted to the local planning authority.
5. Prior to further development taking place the submitted proposals for planting and associated works in the areas marked 1-13 shall be carried out in the first planting and seeding season following the date of this approval.
6. No further development shall take place until a Roads Construction Consent and Roads Bond are in place.
7. No boundary fences, hedges, walls or any obstruction whatsoever over 1.0 m in height and fronting onto the public road shall be within 2.4 m of the edge of the carriageway.
8. No water shall be permitted to drain or loose material be carried onto the prospective public footpath/carriageway.
9. Two private car parking spaces for up to a 3 bedroomed dwelling and three private car parking spaces for a 4 or more bedroomed dwelling shall be provided.
10. A turning area shall be provided within the curtilage of the site to enable vehicles to enter/exit in a forward gear.

11. The access radii shall be 7.6m be kerbed using 254 x 127mm splayed/half battered precast concrete kerbs to the Moray Council specification.
12. A visibility splay of 4.5m x 160m shall be provided and maintained at the main access in both directions.
13. A visibility splay of 4.5m x 160m shall be provided and maintained at the second access in both directions.
14. New boundary walls/fences shall be set back from the edge of the public road at a distance of 2.0 metres.
15. Houses requiring 2 parking spaces shall have a driveway length of 6.0m minimum in front of garage to permit a second car to park, unless alternative parking arrangements are provided. No part of the driveway shall be included in the public road.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58(i) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
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. To ensure that the planning authority is aware that development is about to commence and any suspensive conditions can be followed up.
4. To ensure that the planning authority is aware that the development is complete and is able to follow up any conditions.
5. In order to ensure that the approved landscaping works are timeously carried out and properly maintained in a manner which will not adversely affect the development or amenity and character of the area.
6. In the interests of road safety.
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13. In the interests of road safety.
14. In the interests of road safety.
15. In the interests of road safety.

List of Informatives:

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

No building materials/scaffolding/builder's skip shall obstruct the public road (includes footpaths) without permission from this Department.

Construction Consent for the roads will be required under Section 21 of the Roads (Scotland) Act 1984.

The applicant shall be responsible for ensuring that water does not run from the public road into his property.

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.

No retaining walls shall be constructed along the edge of the road whether retaining the public road or ground adjoining the public road without consultation with the Transportation Manager.

The developer should contact the Transportation Manager, Direct Services, Environmental Services Department (Street Lighting Section) at Academy Street, ELGIN, Moray or by telephoning 01343 557343 to discuss his proposals.

If the developer and residents do not want street lighting then as long as a clause is included in the title deeds of each property which states that if the residents want street lighting in the future then they will be required to pay for it.