

## 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**

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### **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, and to resolution of the objections from SEPA, and to other standard conditions.

### **Recommendation:      **Permit - Subject To The Following: -****

1. The approval hereby granted is for planning permission in principle and prior to the commencement of the development approval of matters specified in conditions, including the siting, design and external appearance of the building(s) the means of access thereto and the landscaping of the site shall be obtained from the Council, as Planning Authority.
2. The grant of planning permission hereby granted for the proposed development shall be carried out only in accordance with detailed drawings which shall previously have been submitted to and approved by the Council, as Planning Authority. These drawings shall show the matters specified in conditions numbered 3-7 below.
3. Plans, sections and elevations of all buildings proposed with details of the type and colour of all external materials and finishes shall be submitted in accordance with condition no. 2 above.
4. The proposed layout of the site showing the exact position of the site boundaries, the position of all buildings, the means of access, areas for vehicle parking and the arrangements for the disposal of foul and surface water (i.e. a SUDS system or equivalent) shall be submitted in accordance with condition no. 2 above.
5. Details of the exact extent, type and finish of all other works including walls, fences and other means of enclosure and screening shall be submitted in accordance with condition no. 2 above.

6. Sections through the site showing the development on its finished levels in relation to existing levels shall be submitted in accordance with condition no. 2 above.
7. Landscaping proposals showing any existing trees/hedges/shrubs to be retained or removed together with details of the type, position and number of all planting to be undertaken and details of all surfacing materials shall be submitted in accordance with condition no. 2 above.
8. No boundary fences, hedges, walls or any other obstruction whatsoever over 1.0m in height and fronting onto the public road shall be within 4.5m of the edge of the carriageway.
9. The width of the vehicular access shall be as existing, and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public carriageway. The part of the access over the public footway/verge shall be to The Moray Council specification and surfaced with bituminous macadam.
10. No water shall be permitted to drain onto the public footpath/carriageway.
11. Parking provision shall be as follows:
  - 60 parking spaces retained for the Golf Course and Golf Club; and
  - 6 parking spaces for the proposed Tennis Courts.
  - 2 spaces for a dwelling/chalet with three bedrooms or less; or
  - 3 spaces for a dwelling/chalet with four bedrooms or more.
12. A turning area shall be provided within the curtilage of the site/each plot to enable vehicles to enter and exit in a forward gear.
13. A visibility splay of 4.5m x 215m shall be provided and maintained at the access in both directions.
14. A refuse collection regime shall be put in place to bring waste from the proposed chalets and houses to a point near the public road. Purchasers of the proposed houses shall be informed that doorstep refuse collection by The Moray Council will not occur due to the gradient of the private access track.
15. The private access track from the golf Club car park to the properties shall be upgraded to accommodate emergency vehicle access. The track shall be a minimum width of 3.7 metres with intervisible passing places and up to a maximum of 150 metres apart.

**Reasons:**

1. In order to ensure that the matters specified can be fully considered prior to the commencement of development.
2. As the approval is granted for planning permission in principle only and in order that detailed consideration can be given to the matters specified.

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8. In the interests of road safety.
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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.

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.

The applicant should note that any further housing development proposals at this site, including holiday homes, must be served by an access road to The Moray Council Standards for Adoption.

The applicant should note that waste collection for the proposed houses and holiday homes will take place from a point adjacent to the public road.