

PLANNING APPLICATION: 10/00567/APP

In the event that a recommendation on this planning application is overturned the Committee is reminded of the advice contained on the front page of the agenda for Reports on Applications

The Proposal

- The application is in respect of the change of use of amenity ground to vehicular access to the front of 16 Croft Place, Craigellachie.

The Site

- The amenity ground comprises a grass strip fronting the houses at of Croft Place, Craigellachie and accommodates the public footpath.

Policy / Objections-Representations / Consultations - See Appendix

History

05/02853/FUL - Alterations and extension - Permitted 08.02.2006

Advertisement

None.

Observations

Planning Issues

Impact of the proposal on the character and amenity of the existing and surrounding properties IMP1.

The application is in respect of utilising a small open grassed area to provide vehicular access into the property at 16 Croft Place, Craigellachie. An existing footpath is to be retained and the area whilst having a bitmac finish will remain an open space.

In/

In this respect the application will not have any significant impact on the character or amenity of the area.

Author/Contact Officer: Jim Gibson
Planning Officer

Ext.: 01343 563279

DONALD LUNAN
PLANNING & DEVELOPMENT MANAGER

APPENDIX

POLICY

Moray Structure Plan 2007 and/or Moray Local Plan 2008

Policy 2: Environment and Resources

The Moray Structure Plan Strategy will be supported by: -

- f) conserving and enhancing the areas built heritage resources and their settings.

IMP1: Development Requirements

New development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. It must meet the following criteria:

- a. the scale, density and character must be appropriate to the surrounding area,
- b. the development must be integrated into the surrounding landscape,
- c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development,
- d. adequate water, drainage and power provision must be made,
- e. sustainable urban drainage systems should be used where appropriate, in all new developments
- f. there must be adequate availability of social, educational, healthcare and community facilities,
- g. the development should, where appropriate, demonstrate how it will incorporate renewable energy systems and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria,
- h. provision for the long term maintenance of public landscape and amenity areas must be made,
- i. conservation of natural and built environment resources must be demonstrated,
- j. appropriate provision to deal with flood related issues must be made, including the possibility of coastal flooding from rising sea levels and coastal erosion,
- k. pollution, including ground water must be avoided,
- l. appropriate provision to deal with contamination issues must be made, and
- m. the development must not sterilise significant workable reserves of minerals, prime quality agricultural land, or preferred areas for forestry planting.

n. where appropriate, arrangements for waste management should be provided.

OBJECTIONS-REPRESENTATIONS

None.

CONSULTATIONS

Environmental Health Manager, Development Services - No objection.

Environmental Protection Manager, Direct Services - No objection.

Contaminated Land, Development Services - Informative regarding contaminated land issues regarding this site.

Transportation Manager, Direct Services - Standard conditions and notes.