

# PLANNING & REGULATORY SERVICES COMMITTEE

**TUESDAY 23 FEBRUARY 2016**

**NOTICE IS HEREBY GIVEN** that a Meeting of the **PLANNING & REGULATORY SERVICES COMMITTEE** is to be held within the Council Chambers, Council Office, High Street, Elgin on Tuesday 23 February 2016 at 9.30am.

## **BUSINESS**

1. [Sederunt](#)
2. Declaration of Group Decisions and Members Interests\*
3. [Resolution](#)
4. Minutes
  - (a) [Minute of Special Meeting dated 18 November 2015](#)
  - (b) [Minute of Meeting dated 1 December 2015](#)
  - (c) [Minute of Special Meeting dated 21 January 2016](#)

## **WRITTEN QUESTIONS\*\***

5. Consider any written questions on matters delegated to the Planning and Regulatory Services Committee in terms of the Council's Scheme of Administration.

## **GUIDANCE NOTE**

6. Current Planning Applications – Reports by Appointed Officer
  - (i) 15/01906/APP – Erection of affordable housing and associated infrastructure (comprising 13 no units including a mix of bungalow, semi-detached houses and flats) on Site opposite Seafeld Hospital, Barhill Road, Buckie [Pages 1 – 22]  
  
see [recommendation](#) – see [plan](#) – see [report](#)
  - (ii) 15/01768/APP - Continued operations and restoration to agricultural grassland at Auchtertype Quarry, Elgin [Pages 23 – 42]  
  
see [recommendation](#) – see [plan](#) – see [report](#)
  - (iii) 15/01873/APP – Erect 1no 800kw wind turbine (rotor diameter 48m) and ancillary infrastructure at Easter Knauchland, Huntly [Pages 43 – 66]  
  
see [recommendation](#) – see [plan](#) – see [report](#)

- (iv) 15/02122/APP – Change of use from agricultural land to a new practice area and the formation of parking and vehicular access into public road Site 830M south of Glassgreen Driving Range, Elgin (RKS) [Pages 67-82]

see [recommendation](#) – see [plan](#) – see [report](#)

- (v) 15/01923/APP – Erect 10 dwellinghouses (reconfigure part of the site granted under 12/01110/APP increasing the number from 5 to 10) at Area of Phase 1E, Knockomie Braes, R3, Forres [Pages 83 – 102]

see [recommendation](#) – see [plan](#) – see [report](#)

## **STRATEGY/POLICY**

7. [Development Plan Scheme – Moray Local Development Plan 2020](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#)
8. [Consultation Response to Draft Land Use Strategy for Scotland 2016-2021](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#)
9. [Tree Preservation Orders](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#), [2](#) and [3](#)
10. [Tree Preservation Order – Waulkmill Grove, Elgin](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)
11. [Draft The Moray Council Design Guidance on Replacement Windows and Doors](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)
12. [Planning Enforcement – Review of Enforcement Charter & Update on Enforcement](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix 1](#)
13. [Site Visits and Committee Site Plans \(Alternative Options\)](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)

## **OTHER MATTERS**

14. [16/00053/PAN – Phase 1 of Elgin Long 2 South to include Residential Development Potential, Associated Neighbourhood Uses, Sports Centre, Two Primary School Sites, associated Infrastructure on Land at Elgin Long to Elgin](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#)

15. **QUESTION TIME\*\*\***

Consider any oral questions on matters delegated to the Planning and Regulatory Services Committee in terms of the Council's Scheme of Administration.

**Items which the Committee may wish to consider with the Press and Public excluded**

**STRATEGY/POLICY MATTERS**

16. [Breach of Planning Control, Encompassing Land at Urquhart, Moray](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure) [Para 12]

NB     Para 12     Information relating to instructions to counsel, any opinion of counsel and any advice received, information obtained or action to be taken in connection with any legal proceedings.

Any person attending the meeting who requires access assistance should contact customer services on **01343 563217** in advance of the meeting.

**Summary of Planning & Regulatory Services Committee functions:**

Town and Country Planning; Building Standards; Environmental Health; Trading Standards; Weights & Measures, Tree Preservation Orders, and Contaminated Land issues.

A full description of the delegated functions of the Planning and Regulatory Services Committee can be found in the Council's Scheme of Administration.

## GUIDANCE NOTES

\* **Declaration of Group Decisions and Members Interests** - The Chair of the meeting shall seek declarations from any individual or political group at the beginning of a meeting whether any prior decision has been reached on how the individual or members of the group will vote on any item(s) of business on the Agenda, and if so on which item(s). A prior decision shall be one that the individual or the group deems to be mandatory on the individual or the group members such that the individual or the group members will be subject to sanctions should they not vote in accordance with the prior decision. Any such prior decisions will be recorded in the Minute of the meeting.

\*\* **Written Questions** - Any Member can put one written question about any relevant and competent business within the specified remits not already on the agenda, to the Chair provided it is received by the Proper Officer or Committee Services by 12 noon two working days prior to the day of the meeting. A copy of any written answer provided by the Chair will be tabled at the start of the relevant section of the meeting. The Member who has put the question may, after the answer has been given, ask one supplementary question directly related to the subject matter, but no discussion will be allowed.

No supplementary question can be put or answered more than 10 minutes after the Council has started on the relevant item of business, except with the consent of the Chair. If a Member does not have the opportunity to put a supplementary question because no time remains, then he or she can submit it in writing to the Proper Officer who will arrange for a written answer to be provided within 7 working days.

\*\*\* **Question Time** - At each ordinary meeting of the Committee ten minutes will be allowed for Members questions when any Member of the Committee can put a question to the Chair on any business within the remit of that Section of the Committee. The Member who has put the question may, after the answer has been given, ask one supplementary question directly related to the subject matter, but no discussion will be allowed.

No supplementary question can be put or answered more than ten minutes after the Committee has started on the relevant item of business, except with the consent of the Chair. If a Member does not have the opportunity to put a supplementary question because no time remains, then he/she can submit it in writing to the proper officer who will arrange for a written answer to be provided within seven working days.

Contact Person:	Mr D Westmacott
Tel. No.	01343 563014
Room No.	113

**THE MORAY COUNCIL**  
**PLANNING AND REGULATORY SERVICES COMMITTEE**

**SEDERUNT**

**Councillor C Tuke (Chair)**  
**Councillor G Cowie (Deputy)**  
**Councillor G Alexander**  
**Councillor J Cowe**  
**Councillor J Divers**  
**Councillor M Howe**  
**Councillor M McConachie**  
**Councillor G McDonald**  
**Councillor A McLean**  
**Councillor F Murdoch**  
**Councillor P Paul**  
**Councillor D Ross**  
**Councillor S Warren**  
**Councillor A Wright**

**CLERK TO THE COMMITTEE – MR D WESTMACOTT**  
**ROOM: 113    TEL: 01343-563014**