

## APPENDIX 1 - MORAY ANNUAL LOCAL DEVELOPMENT PLAN MONITORING REPORT

### 1. Introduction

- 1.1 This monitoring report is intended to examine the performance of the Moray Local Development Plan 2015 (MLDP15) and provide an update on land use planning issues. The monitoring report:
- Provides an update on population statistics and projections;
  - An update on progress of actions set out within the Moray Local Development Plan Action Programme;
  - A review of Local Review Body (LRB) cases;
  - A summary of issues and trends.
- 1.2 The MLDP15 includes an Action Programme which supports the delivery of the plan by setting out the actions necessary to implement the strategy and policies. Appendix 2 of this Report includes the Action Programme with updates on progress within the final columns.
- 1.3 The monitoring report also provides an evidence base for Local Development Plan reviews.

### 2. Demographics

- 2.1 The 2015 population for Moray was 95,510 which is an increase of 0.8% from 2014. The most recent population projections from the National Records of Scotland (NRS) are as follows:

2012	2013	2015	2017	2022	2027	2032	2037
92,910	94,350	95,510	92,868	92,838	92,602	92,008	90,889

*Table 1: NRS 2016 population projections*

- 2.2 Since 1989, Moray's total population has risen overall in line with an overall rise across Scotland as a whole. However, projections show that by 2037 the population of Moray is projected to be 90,889, a decrease in 2.2% compared to 2012. Over the same time period the population of Scotland is projected to increase by 8.8%.
- 2.3 A breakdown of the population projections in different age groups over the next 23 year period shows that Moray will witness a continuing decline in the number of school age children with an increase in the 75+ age category which is expected to increase the most in size (7.3%).:

Age Group	2015	% total pop. of Moray	2037	% total pop. of Moray	% total pop. of Moray
0-15	16,502	17.3%	14,453	15.9%	-1.4%
16-29	15,501	16.3%	12,803	14.1%	-2.2%
30-49	17,105	17.9%	20,726	22.8%	4.9%
50-64	21,057	22.0%	15,503	17.1%	4.9%
65-74	16,749	17.5%	12,577	13.9%	3.6%
75+	8,596	9%	14,827	16.3%	7.3%
Total	95,510	100%	90,889	100%	

Table 2: NRS 2016 projected population by age group

- 2.4 This projection trend has not changed significantly since the 2015 Monitoring Report. The projections still indicate that an increasing ageing population and declining population in the 0 -29 age category is a problem that Moray is going to have to continue to address in the future.
- 2.5 Migration is still a contributing factor to population growth in Moray which was a trend that was also highlighted in the 2012 and 2015 Monitoring Reports. Between 2012– 2014 there was a net inflow of 454 people into Moray per year. The table below shows a breakdown of net migration into different age groups:

Age Group	In	Out	Net Migration
0-15	768	605	163
16-29	966	1,096	-130
30-49	784	621	163
50-64	672	467	205
65-74	279	226	53
Total	3,469	3,015	454

Table 3: NRS 2016 Average migration figures 2012 -2014

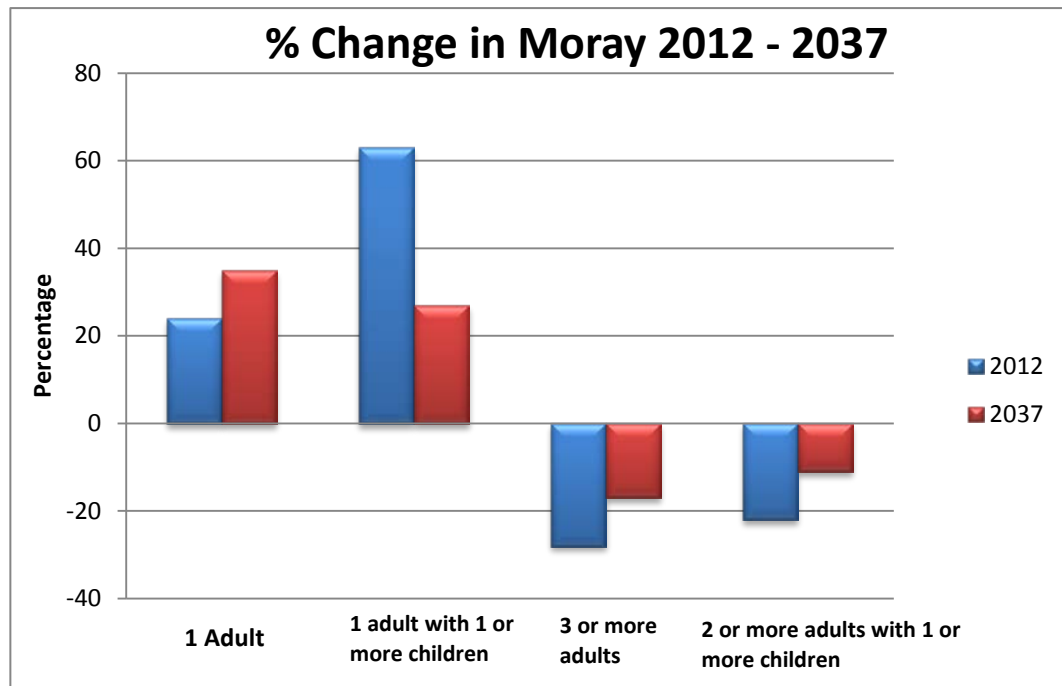
- 2.6 The 16-29 age category accounts for both the highest number of in and out migrants and is the only category with a net deficit. This trend has not changed significantly from 2015 and suggests that Moray is struggling to retain school leavers and graduates who are essential to the long term sustainability of Moray's economy and supporting the projected ageing demographics of the area.
- 2.7 The table below shows the numbers of births and deaths in Moray between 2013 and 2014. It shows that there was a slight decrease in the number of births and decrease in the number of deaths:

Births		Deaths	
2013	2014	2013	2014
956	931	939	947

Table 4: NRS 2016 Births and Deaths in Moray 2013-2014

- 2.8 The changing demographics highlight that there will be a significant change in household type which has been taken account of in the Council's Housing Needs and Demand Assessment and will need to continue to be taken into account for the provision of housing for the next 25 years. This creates demand for smaller houses, flats and terraced properties, and houses for the elderly including accessible housing:

Household Type	2012	2037	% change in Moray 2012-2037
1 adult	12,534	15,567	24%
1 adult with 1 or more children	1,833	2,988	63%
3 or more adults	3,323	2,337	-28%
2 or more adults with 1 or more children	8,576	6,710	-22%
Total	40,492	43,245	7%



Household by age of head of household	2012	2037	% change in Moray 2012-2037
16-29	3,766	3,451	-8%
30-44	9,246	9,168	1%
45-59	11,789	9,845	-16%
60-74	9,930	10,326	4%
75+	5,762	10,455	81%
Total	40,492	43,245	7%

- 2.9 The projections show that the number of large households is expected to fall, with households of 2 or more adults expected to fall by 22%. This is coupled with the number of one adult households projected to increase by 24% and households with 1 adult and more than one child to increase by 63%.
- 2.10 Analysis of a breakdown of age categories by age of head of household shows that there will be a projected 81% increase in the number of households headed by the 75+ age group. The only other age group with a projected increase is households headed by 60-74 year olds which is projected to increase by 4%. The other age groups categories are projected to decline over the 25 year period with households being headed by 45-59 year olds projected to decline by 16%. This projected trend again highlights that over the 25 year period the demographics of Moray will become “top heavy”.
- 2.11 The demographic data shows that the population of Moray has continued to grow from 2008 to over 90,000. This current increase could be attributed to positive inward migration to the area, a higher birth rate than death rate, and increasing life expectancy. However long term projections have highlighted that Moray’s population growth could level out or in fact decline.
- 2.12 The projections highlight that there will be a significant change in the demographics of Moray with a population that is ageing faster than the Scottish average with a trend towards smaller households. These projections trends will have implications for local service provision such as health care facilities for the elderly and also housing provision.

The changing demographics are likely to put new strains on housing supply and house type provision such as need for more accessible housing to meet these new needs and requirements.

- 2.13 While the migration data shows a positive net gain, the largest group of out migrants was the 16-29 age group. This trend suggests that Moray is not managing to keep hold of school leavers and graduates and with an ageing population this trend poses a potential problem over the next 25 years.

### **3. Action Programme**

- 3.1 Action Programmes are prepared to support the delivery of Local Development Plans and are a requirement of the Planning etc (Scotland) Act 2006. The Moray Local Development Plan Action Programme 2015 sets out the actions necessary to implement the strategy and policies of the plan. The Action Programme will be updated every two years, and therefore a new Action Programme will be prepared for 2017. For the purposes of the 2016 Monitoring Report a short update on progress on each action has been included in the final column. The Action Programme 2015 with progress update is attached at Appendix 2.
- 3.2 A “traffic light” coding has also been added to the final column to give an overall indication on progress:
- Red-sites/actions in danger of non-delivery;
  - Amber- sites/actions where little happening but no specific risk to non-development;
  - Green – sites/actions being actively progressed.

A “C” has been added to actions that are complete or sites that are under construction.

#### **Policies**

- 3.3 The Action Programme update shows that good progress has been made in the development of Supplementary Guidance and processes to help deliver development.
- 3.4 Several volumes of Supplementary Guidance were adopted alongside the Local Development Plan and over the course of 2015/16 other Supplementary Guidance and other policy documents have been completed or are actively being prepared. For example Rural Groupings SG, Developer Obligations, and Conservation Area Appraisals for Findhorn and Cullen have been completed. Accessible Housing SG, Open Space Strategy, Woodland Strategy and a Transport Strategy for Elgin are all being actively progressed.
- 3.5 Monitoring of development through the Housing Land Audit and Employment Land Audit has also been completed annually. The Town Centre Health Checks are currently being progressed.

#### **Essential Infrastructure**

- 3.6 The update to Essential Infrastructure has highlighted some changes to Scottish Water capacities, and that a new Elgin Transport Strategy is being prepared following the removal of the Western Link Road from the Council’s Capital Plan in March 2016. It also notes the progress being made with Elgin school rezoning and the progress on establishing a new School in Elgin South.

- 3.7 Preparation of the Developer Obligations Supplementary Guidance has identified the need for longer term co-ordinated planning for infrastructure between community planning partners and infrastructure providers. A Infrastructure Delivery Group is being set up with representatives from Community Planning Partners and infrastructure providers to project and cost future infrastructure requirements.

### **Settlement Actions**

**Aberlour** – No housing or employment development on designated sites.

**Alves** – No development, designated site is LONG.

**Archiestown** – No housing development on designated sites.

**Buckie** – Housing development progressing at R2 Parklands, and R7 and R8 at Barhill Road. Application being progressed on R11 Barhill Road South. Housing development is also progressing on the former Haldanes supermarket site. Moray Council Estates progressing the purchase of employment land site to south of March Road Industrial Estate. Promotion of the harbour including quayside facilities is still ongoing.

**Burghead** – Housing development continues to progress on R2 Redcraig Hotel and the site is nearing completion.

**Craigellachie** – No housing development on designated sites.

**Cullen** – No housing or employment development on designated sites. Planning consents granted on sites R1 Seafeld Place and OPP1 Blantyre Street.

**Cunninghamston** – Development commenced of total of four units on site R1 Seaview Road.

**Dallas** – No housing development on designated sites.

**Dufftown** – Housing development progressing on site R1 Corsemal Drive and OPP1 Auction Mart, Hill Street has been completed.

**Dyke** – No housing development on designated sites. Planning application submitted on site R1 for 12 houses.

**Elgin** – Housing development progressing at R2 Thornhill, R5 Spynie Hospital North, R7 and R8 Birnie Road/Glassgreen and Dunkinty. Planning consent has been granted at R10 Linkwood Steading and an application has been submitted on site R9 Driving Range. Findrassie Masterplan has been prepared and adopted as Supplementary Guidance with a Proposal of Application Notice Submitted in March 2016 for the first phase which includes housing and the industrial site I8. A masterplan for Elgin South Long has been consulted upon and the final masterplan will be considered by Planning and Regulatory Committee in November. A Proposal of Application Notice for the first phase of Elgin South was

submitted in January 2016. Development is progressing on the New Elgin High School. A shortage of Effective employment land has been identified in Elgin and constraints on land must be addressed in addition to new land being identified in the next Local Development Plan. At Barmuckity (I7) discussions are taking place with the landowner, a developer, Highlands and Islands Enterprise and the Council to examine how the site could be made viable to allow development to take place. On site CF3 at Thornhill development has commenced on a dementia care facility with 30 dwellings. At Hanover Court existing buildings have been demolished and construction has commenced on 21 dwellings for the elderly and ambulant disabled.

**Findhorn** – Consent granted for 5 houses on site R1 Heathneuk and serviced plots sold. Site R2 Duneland is under construction including completion of employment uses.

**Findochty** – No new housing development in designated sites. Planning consent to convert net store on OPP1.

**Fochabers** – Housing development progressing on site R1 Ordiquish Road and on land to the north of Christies garden centre. Application on site R3 East Duncan Avenue under consideration. Development of OPP1 High Street for retail and residential has commenced.

**Forres** – Housing development progressing on site R2 Knockomie, R3 Ferrylea, R5 Burdshaugh. Consent has been granted on site R4 Lochyhill for 229 units. Work is ongoing between the Council, landowner and developer to produce a masterplan for R6 Mannachy, R10 Dallas Dhu and LONG2 Dallas Dhu. Consent has been granted for 24 flats on the OPP3 Castehill former Health Centre site and the site has been cleared ready for development. Construction has commenced on a new road link between the A96 and Waterford Road to allow for a new train station. Employment sites (I7) Springfield East and (I8) Springfield West remain within the established employment land supply; however no proposals have been submitted. Investigations are continuing into the potential for new land to be allocated at Waterford, particularly given the proposed new road link between the A96 and Waterford Road.

**Garmouth** – No housing development on designated site.

**Hopeman** – No housing development on designated site.

**Keith** – Housing development is progressing at site R2 Alexandra Road and site R8 Edindiach Road. Site R1 at Nelson Road is being developed as single plots. A Proposal of Application Notice has been submitted for revised proposals on site R6 Banff Road North. Site R10 Broomhill Road being developed for single house. Southern part of site (I2) Westerton Road South serviced and let on short term basis.

**Kinloss** – No housing development on designated sites.

**Lhanbryde** – No housing development on designated sites. Consent granted for housing for people with complex needs on part of OPP1 site on Garmouth Road.

**Lossiemouth** – Development progressing on site R1 Sunbank/Kinnedar and R3 Inchbroom. Housing development on the former Cold Store site on Shore Street is also being progressed.

**Mosstodloch** – No development on designated sites. Landowner is seeking to vary conditions on planning consent for site R1 Stynie Road and this is currently under consideration.

**Newmill** – No development on designated sites.

**Portgordon** – No development on designated sites.

**Portknockie** – No development on designated site.

**Rafford** – No development on designated site.

**Rothies** – No development on designated sites.

**Rothiemay** – No development on designated sites. Planning consent on site R1 Castle Terrace for 11 houses.

**Urquhart** – No development on designated sites.

#### **4. Issues/Trends**

- 4.1 This section outlines some of the projects undertaken since adoption of MLDP 2015. It also highlights issues that have been identified either through the development of SG or following the application/implementation of policies. A policy log was set up to allow the Development Management and Development Plans team to record queries and issues with MLDP 2015 policies.

##### Housing Land Audit/ Housing Completions and Projections

- 4.2 The 2016 Housing Land Audit shows an effective housing land supply of 4958 units, which equates to 9.2 year effective housing land supply. This is a significant increase from 2474 units in 2015 due to the adoption of MLDP 2015.
- 4.3 The Housing Land Audit 2016 has identified 337 completions in 2015 which is an increase from 2014 when 309 were completed. This is still significantly below the annual requirements identified in the Housing Needs and Demand Assessment of 538 units. Projected completions are estimated to increase over the next couple of years as sites within MLDP 2015 are built out. Completions have generally reflected the settlement hierarchy, with completion highest in the primary centre of Elgin, with the next highest completions in second tier settlements of Buckie and Forres respectively. However, development rates in Keith and towns in Speyside continue to be low and Officers are looking at how existing sites can be made more effective. Consideration is also being given to sites which have been in successive plans with little sign of progress and if these should continue to be identified.

#### Employment Land

- 4.4 The Employment Land Audit 2016 highlighted a shortage of immediately available serviced employment land and a shortage of effective land within Elgin.
- 4.5 Constraints on land within Elgin need to be addressed and new land must also be identified within the next Local Development Plan to ensure Elgin remains a focus for growth. The Council's financial position means it cannot progress with Barmuckity as a Council led project. Discussions are taking place with the landowner, a developer, Highlands and Islands Enterprise and the Council to examine how the site could be made viable to allow development to take place.
- 4.6 In Forres, investigations are continuing into the potential for new land to be allocated at Waterford, particularly given the proposed new road link between the A96 and Waterford Road. At Buckie, the Council is progressing the acquisition of a site at March Road. It is envisaged the site will be developed on a phased basis, as demand and funding dictates, and the Council is preparing designs to provide initial access and services to part of the site.
- 4.7 The Estates Section is embarking on programme to secure a supply of employment land in the short, medium and long term.

#### Housing in the Countryside

- 4.8 As noted above the main focus of LRB cases continues to be Housing in the Countryside and this policy has the greatest number of queries within the Policy Log. One of the key recurring issues is build-up of housing in the countryside. Through the review of the Rural Grouping Supplementary Guidance and the site visits involved with that it became clear that there are numerous areas across Moray where there is a concentrated build-up of housing. This uncharacteristic build-up of housing is having a detrimental impact on the character and appearance of the area and many rural areas are becoming suburbanised. It was therefore agreed by the Planning and Regulatory Services Committee on 1<sup>st</sup> December 2015 to commission a landscape consultant to help explore options to try to address the issue of build-up. The key issues arising from the Landscape report were reported back to the committee on 14 June 2016. This highlighted that within the area reviewed landscape and visual capacity has already been exceeded and that the rate of growth over the last 5-10 years has been significant and threatens to merge the character of rural and urban. The report concluded that in some areas the degree of cumulative build up has resulted in the landscape being changed so much that the rural environment could not be described as high quality. The content of the landscape report is to be considered further by Officers and will inform a Members workshop scheduled for the end of 2016 and will form part of the evidence base for preparing new Housing in the Countryside Policies for the next MLDP.
- 4.9 The Rural Grouping SG review has also highlighted that the settlement hierarchy for Moray is not working as intended. The MLDP guides development firstly to Elgin as the primary centre. Forres, Buckie, Keith and Lossiemouth are identified as secondary centres followed by the third tier settlements including places such as Burghead, Aberlour and Cullen. In rural areas development should be guided to rural groupings and lastly housing



in the countryside. The Rural Grouping SG review demonstrated that completion rates of housing in the countryside are equal to the combined total of rural groupings and third tier settlements. The settlement hierarchy is not working as intended and this is impacting on the development of third tier settlements and is significantly less sustainable in terms of service delivery. The Rural Grouping SG aims to support and create sustainable groupings that contribute to the effective supply of housing and promote alternative provision to individual houses in the countryside. There is scope for a further review to identify a number of new rural groupings and explore the relationship with the housing in the countryside policies; however this is most appropriately considered through the Main Issues Report as part of the preparation of the next MLDP.

#### Placemaking and Design

- 4.10 MLDP 15 introduced a new primary policy in relation to Placemaking and the Urban Design SG was also updated. The change in policy approach is part of a broader step change in how design is considered which has also included training and introduction of new processes to raise the standards of Urban Design across Moray.
- 4.11 To support the implementation of Primary Policy PP3 Placemaking and the Urban Design SG a Quality Audit process has been introduced. The audit has 12 Design Principles against which proposals are assessed and scored against. Applicants are encouraged to complete the quality audit and submit this alongside their planning application; it is then assessed by officers from planning, transportation and housing. If the audit is not completed by the applicant the proposals are assessed by the Council. To date 6 Quality Audits have been completed and where design standards have fallen below the required standard discussions with the applicant and amendments to the plans have resulted in improvements to the design prior to determination of the application.
- 4.12 There has been an ongoing programme of Masterplan development which has involved collaborative partnership working between landowners, developers and the Council. This approach has helped to deliver high quality place-led masterplans which have raised the standard of design. The Findrassie masterplan was adopted as Supplementary Guidance in December 2015. The Findrassie masterplan was subject to the Architecture and Design Scotland (ADS) Design and Review Panel process and the collaborative working was described by ADS as representing national best practice. The Dallas Dhu Masterplan is currently undergoing the ADS Design and Review Panel process. The Elgin South Masterplan started with a workshop facilitated by ADS and the draft masterplan was subject to public consultation over May/June 2016. The finalised masterplan will be reported to Committee at the end of 2016 with a view to this being adopted as Supplementary Guidance.

#### Open Space

- 4.13 Policy E5 Open Spaces introduced requirements in relation to the quantity and quality of open spaces within new development. This led to queries in relation to what counted towards the quantity requirement and it was explained that all green space contributed including small areas like grass verges. Private gardens do not count towards open space requirement. An issue also arose where housing development was proposed on areas

shown as open space within agreed masterplans. The Open Space Strategy will consider this issue further.

- 4.14 Policy E5 Open Spaces gave a commitment to preparing an Open Space Strategy to provide a better understanding of the open space resource. Work on this has commenced and an audit of sites in Elgin, Forres, Buckie, Keith, Lossiemouth, Dufftown and Aberlour has been completed. The next stage is to use the audit information to help identify any surpluses or deficiencies in the open space resource and to develop standards for open space. A draft Open Space Strategy will be reported to Planning and Regulatory Committee with a view to this being consulted upon at the end of 2016/early 2017.

#### Accessible Housing

- 4.15 Since adoption of the MLDP15, a small number of planning applications have come within the scope of Policy H9 and the Accessible Housing Supplementary Guidance. However, developers have been mainly providing flats as their accessible housing contribution. A small number of 3 bed houses have also been approved as meeting accessible requirements. Some proposals have the potential to provide accessible housing in excess of the requirements of Policy H9, but in 3 bed, 2 storey form. Although these house types do comply fully with the current Guidance, they are less likely to fulfil its objectives, i.e. to provide people with with increased availability of single storey accessible housing in the private sector. A revision to the Accessible Housing SG which would require half (50%) of the private sector accessible housing units that are delivered are single storey i.e. a bungalow to ensure a mix of house types that more accurately reflects need and demand was consulted upon during May/June 2016. The responses to that consultation are being reported to Planning and Regulatory Services Committee on the 6 September 2016.

#### Wind Energy

- 4.16 Updated Wind Energy Guidance is being reported to the Planning and Regulatory Services Committee on 6 September 2016 with a recommendation that the draft is agreed and subject to public consultation for an 8 week period at the end of 2016. The updated guidance brings this in line with Scottish Planning Policy (2014). The updated guidance includes an updated landscape capacity study reflecting recent developments and a section on capacity for turbines 150-200m.

#### Woodlands Strategy

- 4.17 Scottish Planning Policy (SPP) states that planning authorities should consider preparing forestry and woodland strategies as supplementary guidance to inform the development of forestry and woodland in their area. The Development Plans Section are currently preparing the Moray Woodland Strategy and a working group was set up with representation from the Council, Scottish Natural Heritage, HIE, and the Forestry Commission. A call for ideas was issued in April 2016 and it aimed to stimulate ideas and comments from all stakeholders interested in woodlands and forestry including the timber industry, community groups, other forestry related businesses and Community Councils. Engagement was targeted with two events held one specifically for the timber industry and the other for wider stakeholders aimed more at the recreational, tourism, access and wellbeing aspects of the strategy. Both events had good attendance and provided useful

discussion and information to develop the strategy. A draft Woodland Strategy will be reported to the Planning and Regulatory Services Committee in November 2016.

#### Developer Obligations

- 4.18 The Planning and Regulatory Services Committee on 14 June 2016 agreed to delegate authority to the Head of Development Services to update and finalise the Developer Obligations Supplementary Guidance, in accordance with amendments proposed in section 4 of the Report and the responses to representations made. The updated Supplementary Guidance will be submitted to the Scottish Government and upon approval form part of the Moray Local Development Plan. Preparation of the Developer Obligations Supplementary Guidance has identified the need for longer term co-ordinated planning for infrastructure between community planning partners and infrastructure providers. An Infrastructure Delivery Group with representatives from Community Planning Partners and infrastructure providers to project and cost future infrastructure requirements is being set up. The Council currently has a Service Level Agreement with Aberdeenshire Council and it was agreed that this be reviewed by December 2016 when the new Supplementary Guidance has had sufficient time to bed in and the opportunity will be taken to explore alternative methods of delivery.

#### Elgin Transport Strategy

- 4.19 In March 2016 the Council agreed to remove the budget for the Western Link Road from the Capital Plan. By implication it is considered that, as funding is not available to promote the project, the WLR scheme is no longer a strategic project for the Council. A new Transport Strategy for Elgin is being prepared by the Transport Development team and it is anticipated this will be presented to Full Council in October 2016. The Planning and Development team are actively participating and assisting in the preparation of the strategy. The new strategy will be an important consideration for Elgin in the development of the next Local Development Plan.

### **5. Local Review Body**

- 5.1 The Planning (Scotland) Act 2006 and the Town and Country Planning (Scheme of Delegation and Local Review Procedure) (Scotland) Regulations 2013 combined set out provisions covering local reviews for local developments to be conducted by a Local Review Body (LRB) of the Council. The Moray LRB has been in operation since 2009.
- 5.2 A report to the Planning and Regulatory Services Committee on 19 April 2016 summarised key statistics of LRB cases from 2013 to 2015. This Monitoring Report focuses on the year since the Moray Local Development Plan was adopted and the key trends which have emerged. In total 38 cases have been reviewed since August 2015, this is a higher number of cases than previous years, for example in 2013 a total of 24 cases were reviewed. The table below sets out that 58% of cases were upheld (approved). As a comparison nationally in the third quarter of 2015/2016, 59.5% of all LRB cases were upheld (approved) and in the previous quarter this was 52.7%:

Total Number of Cases	38	
Upheld (approved)	22	58%
Dismissed (refused)	16	42%

- 5.3 Since July 2015 housing in the countryside proposals accounted for 52% of LRB cases. Review cases for extensions to dwellings, replacement windows in conservation areas, and housing in built up areas/rural groupings accounted for 26% of cases. The remainder of the cases were made up of a mixture of local developments including extension to caravan sites, change of use from park land to garden, static caravan, and a funeral chapel.
- 5.4 As previously stated housing in the countryside accounted for 52% of the cases and there has been an even split in these being dismissed (refused) and upheld (approved). All of the cases that were upheld (approved) related to build up.
- 5.5 There has been limited support for refusals that were based on impact on Listed Buildings/character and appearance of Conservation Areas.

Type of Application	Total Number Submitted	Dismissed (refused)	%Dismissed	Upheld (approved)	% Upheld
Housing in the Countryside	20	10	50%	10	50%
Listed Building and Conservation Areas	2	0	0%	2	100%
Housing in Built up Areas	5	3	60%	2	40%
Householder	2	0	0	2	100%
Rural Groupings	1	1	100%	0	0%

Appendix 1 provides a summary of the cases reviewed.

## Appendix 1

### Summary of cases considered by LRB in August 2015 to July 2016

122	14/01905/APP Transition Town Forres Bogton Road Forres	17 outdoor stalls and 7 indoor stall for Sunday car boot sale	Road safety	Review upheld and planning permission granted, subject to conditions and informatives proposed by Transport Scotland.
123	15/00397/APP 7 Blantyre Place Portknockie Buckie	Replacement windows	Impact on Conservation Area	Review upheld and planning permission granted, subject to standard conditions.
124	15/00218/APP 31 Church Street Portknockie Buckie	Replacement windows	Impact on Conservation Area	Review upheld and planning permission granted, subject to condition attached to listed building consent (Reference LBA-300-2004) regarding the replacement door and door frame.
125	15/00643/APP Wardend Lodge Wardend Birnie	House in the countryside	Build up	Review dismissed and planning permission refused.
126	15/00396/APP Arradoul View Hilton Farm By Buckie	House in the Countryside	Build up	Review upheld and planning permission granted, subject to standard conditions.
127	15/00705/APP Berryhillock Grange Keith	Appeal against condition to provide passing place	Road safety	Review dismissed and planning permission refused.

128	15/01097/APP 80 Mannachie Grove Forres	Change of use from public park land and erect fence	Detrimental impact on character and appearance of the area	Review upheld and planning permission granted, subject to standard conditions and a condition - to be determined by the Planning and Transportation Departments - regarding an acceptable thoroughfare from the cul-de-sac to the public park.
129	15/00693/APP Acarsaid Findhorn	Site static holiday caravan	Impact on character	Review upheld and planning permission granted, subject to standard conditions and the following additional conditions:-  (i) successfully obtainment of a site licence; and (ii) a time limit on how long the caravan can be occupied at any one time to ensure no permanent residential occupancy.
130	15/00608/APP Upper Ardoch Side Ardoch Farm Nr Mulben	House in the countryside	Build Up	Review upheld and planning permission granted, subject to standard conditions and additional conditions:-  (i) that junction improvements to the A95 be completed prior to commencement to the satisfaction of Transport Scotland; (ii) in respect of compensatory planting; and (iii) that the proposed 10m buffer of trees be maintained in perpetuity or as long as health/lifespan of trees allow.
131	15/00764/PPP North of Shalom Rathven Station Buckie	House in the countryside	CAT, character and prominence	Review dismissed and planning permission refused.

132	15/00780/APP Ben Aigen Side Craigellachie	House in the countryside	Build up	Review upheld and planning permission granted, subject to standard conditions.
133	15/00373/APP Birnie Side Wardend By Birnie Elgin	House in the countryside	Build up	Review upheld and planning permission granted, subject to standard conditions and additional conditions in respect of compensatory planting and that the first 10m of access from the public road be surfaced (tarmacked) prior to commencement of development.
134	15/00793/APP Upper Maggie Knockater Craigellachie	House in the countryside	Build up	Review upheld and planning permission granted, subject to standard conditions and additional condition that the first 10m of access from the public road be surfaced (tarmacked) prior to commencement of development.
135	15/00743/PPP Wellheads Croft Clochan Buckie	House in the countryside	Road safety	Review dismissed and planning permission refused.
136	15/00648/APP 7 Duff Street Hopeman	Demolish buildings and erect new house	Scale, visual impact and impact on amenity	Review upheld and planning permission granted, subject to standard conditions and an informative advising that a building warrant is required.
137	15/00947/APP Craigellachie Meadows Craigellachie	House in the countryside	Build up, character	Review upheld and planning permission granted, subject to standard conditions and that the first 10m of access from the public road be tarmacked.
138	15/01380/APP Kinloss garage Kinloss	Extension to workshop at Kinloss Garage	Transportation	Review upheld and planning permission granted, subject to conditions restricting number of cars using the workshop per annum.

139	15/01130/APP north of Mayne Farm Elgin	Erection of dwelling house (single house within R12 Elgin)	Piecemeal development of designated housing site and transportation grounds.	Review dismissed and planning permission refused.
140	15/01263/APP Nether Tomlea Archiestown	House in the countryside	Build up detrimental to character and appearance of area	Review upheld and planning permission granted.
141	15/01790/APP Clarkley Hill, Burghead	Construction of funeral chapel building and burial ground	Visually intrusive, prominent roadside location	Review upheld and planning permission granted, subject to landscaping conditions.
142	15/01707/APP Upper Speyside Craigellachie	House in the countryside	Build up	Review dismissed and planning permission refused.
143	15/01762/APP North Wardend, Wardend Birnie	House in the countryside	Build up	Review dismissed and planning permission refused.
144	15/01656/PPP St Andrews School Lhanbryde	Housing in the Countryside Replacement of existing building to form two dwellings	Build up, CAT, visibility	Review dismissed and planning permission refused.
145	15/01582/APP Glen of Rothies, Rothies	House in the countryside	Does not reflect settlement pattern and visually intrusive	Review dismissed and planning permission refused.



146	15/02137/PPP The Salmon Bothy Great Eastern Road Buckie	Erect dwelling house on land with garden ground	Unacceptable form of development which fails to comply with E5, ENV8 and IMP1	Review upheld and planning permission granted.
147	15/01864/APP south of Kinloss Golf Course Clubhouse	House in the countryside	Build up	Review upheld and planning permission granted.
148	15/02010/APP North Maggie Knockater, Craigellachie	House in the countryside	Build up	Review upheld and planning permission granted, subject to transportation conditions and compensatory planting.
149	15/02188/APP Seaview Caravan Park, Findhorn Road, Kinloss	Change of Use from vacant land	Impact on CPZ, landscape and visual impact	Review dismissed and planning permission refused.
150	15/02159/APP West Beach Caravan Park, Harbour Street, Hopeman	Extension to caravan park	Visual intrusion, unplanned sprawl	Review upheld and planning permission granted, subject to conditions to retain the core path and restrict to holiday use.
151	15/02110/APP Greenfields Bogton Farm Lhanbryde	House in the countryside	Design	Review dismissed and planning permission refused.
152	15/02023/PPP Inyanga, Findhorn	Erect dwelling in grounds of Inyange (subdivision)	Character and visual/land impact ENV	Review dismissed and planning permission refused.
153	16/00241/PPP Rear of Heatherlea, Main Street, Tomintoul	Erect 4 dwellings	Overdevelopment and lack of parking	Review dismissed and planning permission refused on grounds of parking only.

154	15/02084/APP East Birkenbaud, Wardend	House in the countryside	Build up	Review dismissed and planning permission refused.
155	15/02019/APP South Rashcrook, Rashcrook Birnie	House in the countryside	Build up, proximity to settlement boundary	Review dismissed and planning permission refused.
156	15/02106/PPP Bracany Park, Fogwatt	House in a rural grouping	Overdevelopment and access	Review dismissed and planning permission refused.
158	16/00449/APP Cairnend Fochabers	Amend vestibule design	Design	Review upheld and planning permission granted, subject to standard conditions.
159	16/00341/APP 76 Main Street, Buckie	Extension with balcony	Privacy	Review upheld and planning permission granted, subject to standard conditions.
160	16/00052/APP Drybridge Side, Drybridge	House in the countryside	Build up	Review upheld and planning permission granted, subject to standard conditions.