

# PLANNING & REGULATORY SERVICES COMMITTEE

**TUESDAY 6 SEPTEMBER 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 6 September 2016 at 9.30am.

## **BUSINESS**

1. [Sederunt](#)
2. Declaration of Group Decisions and Members Interests\*
3. [Resolution](#)
4. Minutes
  - (i) [Minute of Meeting dated 14 June 2016](#)
  - (ii) [Minute of Special Meeting dated 15 June 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.

## **DEVELOPMENT MANAGEMENT**

6. **Current Planning Applications** – Reports by Appointed Officer

## **GUIDANCE NOTES**

- (i) 16/00955/APP – Construction of electricity substation building and associated compound at Dorenell Wind Farm, Cabrach, Huntly  
[Pages 1-30]  
  
see [Recommendation](#) - [Report](#) - [Information Pack](#)
- (ii) 16/00744/APP – Amendment of previous planning permission ref 15/01906/APP to provide for revised proposals for affordable housing and associated infrastructure (comprising 9no units including a mix of bungalow and flatted properties) on site opposite Seafied Hospital, Barhill Road, Buckie for Springfield Properties PLC  
[Pages 31-55]  
  
see [Recommendtion](#) - [Report](#) - [Information Pack](#)

- (iii) 15/02020/APP – Residential development and associated infrastructure on land to east of Birnie Road incorporating site R9 Driving Range and part of R8 Glassgreen, Elgin for Springfield Properties PLC [Pages 56-128]

see [Recommendation](#) - [Report](#) - [Information Pack](#)

- (iv) 15/02056/APP – Residential development of 14no apartments and 3no dwellinghouses on balance of designated site R7 Birnie Road and R8 Glassgreen, Elgin on site at Duncanshill South, Birnie Road, Elgin for Springfield Properties PLC [Pages 129-180]

see [Recommendation](#) - [Report](#) - [Information Pack](#)

7. **Proposal of Application Notices** – Reports by Corporate Director (Economic Development, Planning and Infrastructure)

- (i) [16/00920/PAN](#) – Proposed hotel development including a spa health club and conference facilities, holiday lodges/cottages, staff accommodation, new vehicular access, sewage treatment plant and car parking at Coleburn Distillery, Longmorn, Elgin, see [Appendix](#)
- (ii) [16/01120/PAN](#) – Proposed mixed use development comprising public house/restaurant, care home and housing with associated access infrastructure and landscaping works at Elgin Auction Mart, New Elgin Road, Elgin, see [Appendix](#)
- (iii) [16/01127/PAN](#) – Commercial development to include the following uses: Class 2, Class 3, Class 3/Drive-Through, Class 4, Class 5, Class 6, Class 7 and Class 11 with related landscaping, access, parking and servicing at land at Linkwood Place East, Elgin, see [Appendix](#)

- 7(a). [Electricity Act Section 37 Consultation for a Proposed 132KV Overhead Transmission Line from Dorenell Windfarm to Blackhillock Substation, Keith for Scottish Hydro Electric Transmission PLC](#) – Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)

**STRATEGY/POLICY**

- 8. [Moray Onshore Wind Energy Policy](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#), see also background papers: [Supplementary Guidance](#) [Wind Capacity Study Report](#) and [Appendix Maps](#)
- 9. [Revised Accessible Housing Supplementary Guidance](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#)
- 10. [The Moray Council Design Guidance on Replacement Windows and Doors](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)

11. [Control of Gulls](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure)
12. [Empowering Planning to Deliver Great Places – Independent Review of the Scottish Planning System](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#)
13. [Consultation Response to Cairngorm National Park Partnership Plan 2017 – 2022](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)

## **PERFORMANCE MANAGEMENT**

14. [Moray Local Development Plan Annual Monitoring Report](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)

## 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. [Derelict/Vacant Buildings and Land](#) - 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.**