

PLANNING & REGULATORY SERVICES COMMITTEE

TUESDAY 15 AUGUST 2017

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 15 August 2017 at 9.30am.

BUSINESS

1. [Sederunt](#)
2. Declaration of Group Decisions and Members Interest
3. [Resolution](#)
4. Minutes
 - (i) [Minute of Meeting dated 30 May 2017](#)
 - (ii) [Minute of Special Meeting dated 27 June 2017 \(am\)](#)
 - (iii) [Minute of Special Meeting dated 27 June 2017 \(pm\)](#)

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
 - (i) 17/00808/APP – Erection of a Solar PV farm comprising of ground mounted fixed solar modules, primary and inverter substations, access tracks, perimeter deer fences and pole mounted CCTV cameras on Land at Speyslaw, Urquhart, Elgin for Elgin Energy EsCo Ltd [Pages 1 – 46]

see [Recommendation](#) – [Information Pack](#) - [Report](#)
 - (ii) 17/00607/APP – Erection of 12no amenity flats, 2no amenity cottages and 30no extra care flats at Site at Spynie, Elgin for Hanover (Scotland Housing Association Ltd) [Pages 47 – 83]

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

- (iii) 17/00429/APP – Vary condition 1 of planning permission 16/01891/APP to allow for the sale of foodstuffs within no more than 30% of the trading retail floorspace within Unit 2, Springfield Retail Park, Edgar Road, Elgin for Springfield Retail Park Elgin Real Estate S.A.R.L. [Pages 84 – 99]

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

- 7. **Proposal of Application Notices** – Report by Corporate Director (Economic Development, Planning and Infrastructure)
 - (i) [17/00970/PAN](#) - Residential development and associated infrastructure incorporating the balance of Forres R3 Ferrylea Land and Forres Long 3 at R3 Ferrylea, Forres, see [Appendix 1](#)
 - (ii) [17/00958/PAN](#) – New excavation area to be used in conjunction with (and retention of) existing processing yard area at Caysbriggs Quarry, Lossiemouth, see [Appendix 1](#)

STRATEGY/POLICY

- 8. [Moray Woodland and Forestry Strategy Supplementary Guidance](#) – Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)
- 9. [Guidance Note on Landscape and Visual Impacts of Cumulative Build-Up of Housing in the Countryside](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)
- 10. [Moray Open Space Strategy Supplementary Guidance](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)
- 11. [Masterplans and Development Briefs](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see Appendices [1](#) and [2](#)
- 12. [Places, People and Planning – A Position Statement](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix 1](#)
- 13. [Developer Obligations Supplementary Guidance](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix](#)

PERFORMANCE MANAGEMENT

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

OTHER MATTERS

15. [Formal Joint Working Between Trading Standards Services in the North of Scotland](#) – Report by Corporate Director (Economic Development, Planning and Infrastructure)
16. [Breach of Planning Control Encompassing Land at West Beach Caravan Site, Hopeman](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure), see [Appendix 1](#)
17. **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

OTHER MATTERS

18. [Breach of Planning Control, Forres](#) – Report by Corporate Director (Economic Development, Planning and Infrastructure) [Para 12]
19. [Derelict Building, Lossiemouth, Moray](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure) [Para 13]
20. [Planning and Building Standards Fees and Staffing](#) - Report by Corporate Director (Economic Development, Planning and Infrastructure) [Para 1]

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| Para 1 | Information relating to staffing matters. |
| 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 legal proceedings. |
| Para 13 | Information, which if disclosed to the public, would reveal that the Authority proposes, for the purposes of consultation, make an order or direction under any enactment which might allow an individual or organisation to defeat the purpose of the notice or order. |

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