

07/00426/FUL
27th February 2007

Erect 117 dwellings and 32 flats at R8 Barhill Road (East)
Buckie for Springfield Properties Plc

Comments:

- MEMBERS WILL HAVE VISITED THE SITE.
- Development Control Manager minded to approve the application (as recommended below) which is a departure from the development plan.
- Advertised as a departure from the development plan.
- Objections/representations received.

Procedure:

- Referred to a hearing in accordance with the agreed scheme of delegation.

Recommendation: **Permit, subject to finalised comments and planning conditions from the Transportation Manager and to the following;**

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
2. Unless otherwise agreed with the Council, as Planning Authority, the development hereby approved shall be carried out strictly in accordance with the approved plans and conditions.
3. No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Aberdeenshire Council Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Aberdeenshire Council Archaeology Service.
4. Unless otherwise agreed with the Council (as Planning Authority) the development shall not commence until samples of the proposed wall finishes have been submitted to and approved by the Head of Development Services.
5. That no development shall commence until details for the provision of 30 no units of affordable housing have been submitted to and agreed in writing with this Council as Planning Authority.

Reasons:

1. The time limit condition is imposed in order to comply with the requirements of Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. In order to ensure that there are no unauthorised departures from the approved plans which could adversely affect the development or character and amenity of the surrounding properties and area.
3. To safeguard and record the archaeological potential of the area.
4. In order to ensure that the development harmonises with the appearance and character of the surrounding properties and area.
5. To ensure an acceptable form of development and the provision of affordable housing in accordance with policy L/H7 of the Moray Local Plan 2000 and policy H9 of the Emerging Moray Local Plan.

List of Informatives:

THE BUILDING STANDARDS MANAGER, has commented that:-

A Building Warrant will be required for the proposals. Should you require further assistance please do not hesitate to contact Building Standards, Environmental Services Department, Council Office, High Street, ELGIN IV30 1BX or by telephoning 01343 563243.

THE CONTAMINATED LAND SECTION has commented that:-

Your property has been identified as being in the vicinity of the following potential sources of contamination:

- Mill dam approximately 112 metres to the south east as indicated on map groups D, C and B.
- Mill dam approximately 152 metres to the north east as indicated on map groups C and B.
- Gravel pit approximately 237 metres to the east as indicated on map groups D, C and B.

Map Group A 1868 - 1897 Ordnance Survey Maps

Map Group B 1898 - 1906 Ordnance Survey Maps

Map Group C 1930 - 1938 Ordnance Survey Maps

Map Group D 1959 - 1971 Ordnance Survey Maps

Map Group E 1969 - 1992 Ordnance Survey Maps

Map Group F Present Day Ordnance Survey Maps

The Moray Council does not have information to confirm whether or not the ground has been contaminated, however it is recommended that you investigate this matter prior to proceeding with the proposed works. Should contamination be identified you should contact the Environmental Health section immediately and carry out agreed remediation works. For advice on researching/investigating a site, please visit the Council" website at www.moray.gov.uk/ContaminatedLand. Alternatively you can contact the Environmental Health Section on 01343 563345 or by email to contaminated.land@moray.gov.uk