

**PLANNING APPLICATION: 07/01634/FUL &  
07/01651/FUL**

*In the event that a recommendation on these planning applications are overturned the Committee is reminded of the advice contained on the front page of the agenda for Reports on Applications*

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**Introduction**

*This report covers two detailed applications for development of residential units on one allocated housing site at Tombain, Aberlour. Although these are two separate applications, they nevertheless pertain to the same overall site, and are thus the subject of one report in order that Members can consider the two in parallel.*

**The Proposal**

**07/01634/FUL**

- Detailed application for the erection of 12 houses on part of designated R2 development site at Tombain, Aberlour.
- Twelve individual house plots proposed with detached houses.
- The plots are arranged off three short cul-de-sacs, with a bin store area at the end of each.
- Houses proposed are all of single storey design, but with first floor accommodation.
- Finishes proposed are slate grey tiles in all instances, and with timber cladding/harling for the walls. No colours are specified for the wall finishes.
- The tallest of the house types has a maximum 8 metre roof ridge height, and the lower house types have 7.3 metre maximum roof ridge heights.
- Nine houses have integral garages, while three type 'A' houses have detached garages.
- Connection to public mains drainage proposed.
- Connection to public mains water supply proposed.
- New vehicular access from Sellar Place proposed to serve both elements of the overall site.
- Emergency access road provided to Ruthrie Road to the east. Also 4.5 metre wide verge to Ruthrie Road to permit future widening of this road.
- Areas of landscaping are proposed around the house sites, although no details are provided of any maintenance regime for these.
- New 1.8 metre high close boarded timber fencing proposed on boundaries to north and south (with Dowans Road houses and Tombain Cottage/Steading houses).

**07/01651/FUL**

- Detailed application for the erection of 7 houses on part of designated R2 development site at Tombain, Aberlour.
- Two terraces proposed; one of 3 houses, and one of 4 houses.
- Each house is of 1½ storey design, with slate grey roof tiles and unspecified colour wall finishes of harling and timber linings.

- Each house features an integral car port with accommodation above.
- Maximum roof ridge height is just over 8 metres, with a lower ridge height of 6.8 metres above the car ports.
- Connection to public mains drainage proposed.
- Connection to public mains water supply proposed.
- New vehicular access from Sellar Place proposed to serve both elements of the overall site.
- All houses accessed from a short cul-de-sac off the main site access road, and with a bin store positioned at the end of this.
- Areas of landscaping are indicated around the houses, although no schedule for maintenance of these has been provided.

### **The Site**

- The overall site area extends to around 2.15 hectares (5.3 acres) in area.
- Area for application ref: 07/01634/FUL extends to around 1.93 hectares (4.8 acres).
- Area for application ref. 07/01651/FUL extends to around 0.22 hectares (0.54 acres).
- The site at present is a grazing field with a general slope downhill from south to north. The slope is more pronounced to the south of the site, while the area to the north (to the rear of the Dowans Road houses) is largely level.
- Boundaries of the site are mostly formed of post and wire fencing at present, with some sections of wall and timber fencing.
- To the north the site is bounded by existing houses on Dowans Road. All are modern bungalows with varied wall and roof finishes.
- To the east the site is bounded by Ruthrie Road with grazing fields beyond.
- To the south the site is bounded by housing. This varies from traditional 1½ storey stone and slate built Tombain Cottage at the eastern end of the frontage through to modern bungalows and 2-storey semi-detached housing to the western end.
- To the west the site is bounded by Dowans Road with some mature trees to the verge, and mature trees beyond on the slope down to the A95.

### **Policy / Objections-Representations / Consultations - See Appendix**

### **History**

**06/00503/OUT to 06/00514/OUT** - Twelve individual outline applications for dwellinghouses on the overall R2 site. Approved under delegated powers and consultation with Local Member, January 2007.

### **Advertisement**

Advertised as a departure to the development plan.

### **Observations**

The main planning issues are:

#### **Access and Parking (L/H3, L/T4, L/T7)**

The aim of these policies is to ensure that all new development can be provided with vehicular access and parking to an appropriate standard.

As described above, a single new access roadway is proposed from Sellar Place to serve both elements of the scheme. In addition, an emergency access is indicated onto Ruthrie Road to the east in accordance with the development plan site requirements. Facility for road widening of Ruthrie Road is also accommodated with a reserved 4.5 metre wide strip contained within the site boundary of application ref: 07/01651/FUL.

These applications have been the subject of consultation with the Transportation Manager, and in response to this no adverse comments have been noted. Conditions of planning consent are however, recommended. Taking these matters into account, it is considered that the access and parking proposals are acceptable and in compliance with policy.

### **Natural Environment (Policy 2(a & b), L/ENV2)**

These policies are designed to protect the natural environment, and in particular sites of national or international importance from development which may cause damage to these.

In this case the overall site falls within the Spey Catchment Area, and lies very close to the Spey Valley SINS area. Because of this, Scottish Natural Heritage were consulted on these applications, although in their response they have noted that they have no objections to the proposals.

It is thus considered that the proposals do not conflict with these policies.

### **Drainage (Policy 2(i), L/ENV24, L/H3)**

The purpose of these policies is to ensure that all new development may be adequately drained.

In this case the proposals are to use SUDs to address the surface water issues on the site, and that foul drainage will connect to the public mains. Scottish water has indicated that they have no objection to the proposals. Similarly, SEPA have not objected to the applications, and have declared that they are satisfied with the SUDs details provided.

The proposals are thus considered to be in compliance with the development plan policies.

### **Layout and Design (L/H3, L/IMP1, L/IMP3, L/IMP4)**

These policies are designed to ensure that all new development is in keeping with its surroundings, and as far as possible to ensure that the sites can be adequately serviced.

The developments proposed have been described in detail above, and comprises a mixture of house types. This includes seven 1½ storey terraced houses, and twelve detached villas of four different designs. There is, however, a common theme running through the scheme in terms of the finishes proposed for the houses. All are indicated as being finished in a slate grey tile, and with wall finishes of timber panelling and harling. No colours are specified for the wall finishes, and should thus be the subject of conditions on any consent granted. The designs proposed for all of the houses are contemporary, but with the incorporation of vertical emphasis to many door and window openings and roof pitches to reflect traditional design. A statement submitted with, and in support of the applications advises that the houses will be built using modern methods of high thermal and acoustic efficiency, and will utilise passive solar orientation and larger expanses of glazing to capture sunlight/warmth. This is in compliance with development plan policy for new developments.

In addition to the design and material finishes of the houses, details of landscaping have also been provided for the schemes. These indicate areas of landscaping and planting. These areas are located mostly along the roadways into the cul-de-sacs and beside the main entrance into the site, and a 5 metre wide strip is indicated between the site roadway and the rear of the houses on Dowans Road. The group of 7 low cost housing units is also surrounded by areas of open space outwith individual garden areas. These areas of open space and landscaping will help to soften the impact of the new development, and to enhance privacy between the new and the existing houses.

It is considered that the schemes before Members contain design details and finishes, and a layout which is acceptable in this location and in accordance with these policies.

**Affordable Housing/Developer Contributions (Policies 1(d & h), L/F1, L/H7)**

The aim of these policies is to ensure that all new development in excess of ten houses makes provision for affordable housing within its scheme, and that where development will have an adverse impact on local services and facilities, that mitigation measures are put in place to address this.

Taken individually, the affordable housing requirement would apply only to the scheme for 12 houses, and only one unit would be sought. Taken together (total 19 units), the requirement is for 2 affordable units. The developer has however, indicated that all of the smaller (7 no.) terraced units will be low cost 'starter' homes

At the time of writing, agreement has yet to be concluded with regard to affordable housing provision.

**Tombain, Aberlour (Policy 1(c), R2 Tombain)**

These policies refer specifically to the allocation of housing land, and to the R2 site at Tombain, Aberlour in particular.

As detailed earlier in this report, these two applications for development of the R2 site have been advertised as departures to the development plan in that they exceed the local plan allocation of 12 dwellinghouses for the site. Notwithstanding this allocation, it is considered that these two applications represent an acceptable departure from the development plan and as such approval is recommended.

In this instance, the view of this Service is that the site can accommodate both of the developments proposed. The submitted site plans indicate that the density of development on the larger (12 house) application site is not dissimilar in terms of density from adjacent detached housing plots on Dowans Road. In the same vein, the proposed 7 house application compares favourably in terms of density with the housing on the opposite side of Sellar Place. Approving a scheme (or schemes) for this site with fewer houses would result in a development with uncharacteristically large plots and/or with much larger houses which would be more out of keeping with the surrounding developments.

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*Signature* ..... (*Alan Short, Development Control Manager*)

***R A STEWART***  
***DIRECTOR OF ENVIRONMENTAL SERVICES***

## **APPENDIX**

### **POLICY**

#### **Moray Structure Plan 2007 and/or Moray Local Plan 2000**

##### **Policy 1: Development and Community**

The policy set out below identifies the strategic community development requirements for the delivery of the structure plan strategy-

The Moray Structure Plan Strategy will be supported by:

- c) the identification within the local plan of the housing allowances set out within Schedule 2.
- d) the provision of affordable housing in association with new housing development where a demand is identified in the Local Housing Strategy.
- h) the protection and enhancement and new provision of facilities for community use, healthcare, sport and recreation.
- i) the inclusion within Local Plans of a policy requiring appropriate developer contributions towards healthcare and other community facilities.

##### **Policy 2: Environment and Resources**

The Moray Structure Plan Strategy will be supported by: -

- a) protecting international, national and local nature conservation and scenic designations from inappropriate development;
- b) protecting the wider natural environment and local biodiversity from inappropriate development and promote opportunities for environmental enhancement and restoration where possible.
- i) promoting sustainable urban drainage systems(SUDS) in all new developments.

##### **Policy L/ENV2: Non Statutory Nature Conservation Sites**

###### **Local Designations**

Development proposals which will have an adverse effect on Local Nature Reserves, SINS or conflict with the objectives of Local Biodiversity Action Plans, will only be permitted if they incorporate specific measures to minimise impact and conserve the site's ecological interest and moreover, where significant adverse impacts are involved, a locational need must be clearly established.

## **Policy L/ENV24: Surface Water Drainage: Sustainable Urban Drainage System**

In consultation with SEPA, NOSWA and the Council's Road Service, Sustainable Urban Drainage Systems (SUDs) will be sought on all development sites as identified in the settlement plans and on all 'windfall' sites (i.e. redevelopments and undesignated sites) accommodating in excess of 10 residential units or measuring in excess of 2,000 sq. m of non-residential development land.

Settlement statements and development briefs shall identify sites where an explicit surface water management plan requires to be submitted and approved as part of the planning application.

Where SUDs are proposed applicants must specify provisions for long term maintenance to the satisfaction of the Council and the regulatory authorities.

## **Policy L/H3: Servicing and Layout of new Housing Developments**

### **(i) Layout**

New residential areas must be designed to accommodate provision for cycling and walkways. Road layouts should reflect considerations of road safety, avoiding long straight stretches, adopting curves and bends with unobstructed sightlines and where appropriate (i.e. adjacent to play areas, schools and public halls) raised surfaces should be introduced to reduce traffic speed. Emergency vehicle access must be provided, and if public transport is to service the site, roads must be designed accordingly. In general, houses in new housing developments which require to be served by new or improved made-up public roads should not be occupied until the road is completed to a standard which satisfies the Council. Proposals must also comply with policies L/T4 (Road Access), L/T7 (Parking Standards), L/T9 (Mitigation) and L/T10 (Cycling) in Chapter 4.

### **(ii) Drainage**

New housing developments must comply with the requirements of NOSWA and SEPA for connection to the public sewerage systems and the standards of disposal of waste water (see policy L/ENV24 Surface Water Drainage: Sustainable Urban Drainage System in Chapter 2).

### **(iii) Landscaping**

New housing developments must provide landscaping in accordance with the site description to provide screening, enclosure, shelter, and acoustic barriers and to enhance the overall visual/environmental impact of the development. Details of maintenance arrangements will be required - see policy L/IMP4 'Maintenance of Landscaped and Amenity Areas' in Chapter 8.

### **(iv) Recreational Space and Community Provision**

Housing developments which impact upon the capacities of existing community facilities such as children's play areas, recreational space, or other community services provided by the authority may be subject to Policies L/F1 (Developer Contributions) or L/F2 (Commuted Payments) in order to redress any negative impacts by upgrading existing facilities or through the provision of additional facilities. Recreational space (with equipped children's play areas if necessary) will be required to serve new developments of family sized houses. Guidelines for the provision of recreational space for all types of housing will be prepared by the Council. Redevelopment proposals for existing facilities will be guided by Policy L/CF3.

**(v) Energy Conservation**

Planning applications and development briefs for developments of 10 or more houses must include a statement on the energy conservation techniques to be incorporated in the layout and design of houses.

**Policy L/H7: Affordable Housing Provision**

Proposals submitted for housing (on designated or undesignated sites) which are above the threshold for consideration of developer contributions as described in Policy L/F1 (i.e. 10 houses or more) will be assessed for an 'affordable housing' element. The proportion of a site which the Council will expect to be used to satisfy local affordable housing needs will be commensurate with the site size and the specific extent and nature of the local needs for affordable housing.

The Council will endeavour to provide affordable housing so that the benefits are passed on to serve the community in future years. The range of mechanisms under which this will be achieved may include but not be limited to:-

- i) that part of the site or development proposed for affordable housing use being transferred to the Council, Scottish Homes or a similar management body;
- ii) through the use of planning agreements and conditions; and
- iii) a partnership, joint venture and or other innovative arrangement between developers and the Housing Authority.

The Council's Community Services Department, is to produce detailed guidance on the implementation of these mechanisms.

**Policy L/T4: Provision of Road Access**

The Council will require that a suitable and safe access from the public highway is provided.

**(i) Design of Road Access**

Since the formation of a new access by unmade track or surfaced private road (particularly in rural areas) can often result in a scar on the landscape ( e.g. if it dissects an agricultural field, involves extensive tree felling or traverses a hillside), then unless a proposed new access is carefully designed within the landscape the proposal will be unacceptable.

**(ii) Road Access Standards**

Where access to the site is by unmade/private track the Council may require it to be surfaced to a specified standard. If the access is of significant length and may serve more than one development site, some widening and the provision of passing places may additionally be imposed as a condition of any consent.

**Policy L/T7: Parking Standards**

Proposals for different forms of development must comply with the Council's 'Car Parking Standards' (available from the Council's Roads Service).

Where development (including housing) within the defined town centre cannot reasonably supply parking on site, (or where it is appropriate not to include parking), the developer will

require to comply with the Council's system for 'commuted payments' for parking. Housing development in town centres which need not provide residential parking on site, must make provision for vehicular access for deliveries and emergencies.

In housing developments of over 30 houses, provision must be made for communal off-street parking, in addition to in-curtilage in order to permit the parking of large commercial vehicles away from road frontages.

### **Policy L/CF3: Recreation in Built-up Areas**

Sport Scotland standards for sports fields and playing fields will be applied to local provision and there will be a general presumption against redevelopment of these and parks except in the following circumstances:-

- i) where such would not affect sporting potential and amenity value;
- ii) where there is a clearly identified long term excess of facilities in the wider area, taking into account long term strategy, and the recreational and amenity value of such provision;
- iii) where existing facilities will be replaced by new ones of an equivalent or better quality, which are more accessible to the community that was served by the original (see also policy L/H3).

### **Policy L/F1: Developer Contributions**

Where a development proposal is considered to have a measurable and potentially negative impact on the infrastructure, community facilities or amenities related to that development, the Council will seek an agreement with the developer that he redress the elements of impact by funding the provision of, or contributing towards, such mitigating works as are reasonably necessary to enable the development to proceed.

If this cannot be achieved by conditions of consent, then agreements must be concluded before a consent is granted.

### **Policy L/IMP1: Development in Built-up Areas**

In areas covered by this policy, (i.e. all land within settlement boundaries and rural communities), the Council will, in considering applications for planning permission, try to ensure that proposals for development do not harm the general character of the surrounding area. Applications will therefore take account of the main uses of land and buildings in the vicinity, the mix of such uses and the architectural quality of the area. The main concern of the Council is to ensure that development proposals should neither conflict with nor detract from the character, amenity and design of an area. This policy will not preclude appropriate new development and is not intended solely to maintain the status quo.

In interpreting and clarifying this policy, the Council will take into account the guidelines on Character, Amenity and Design.

## **Policy L/IMP3: New Building Design**

### **(i) Design Principles**

All building development must be designed to respond adequately to the locality. Applications must meet the following requirements:-

- a) appropriate location in landscape or townscape
- b) careful placement on a site, particularly in relation to character, amenity and energy conservation
- c) appropriate size and form in relation to existing buildings, sky line and landform
- d) appropriate density, layout and orientation in relation to character, amenity, privacy of neighbouring properties and energy conservation
- e) sensitive use of materials and colours in relation to existing setting and environmental impact

Standardised solutions to building design are not encouraged and will not be acceptable unless existing context (the design and character of the existing surroundings) suggests otherwise. Design solutions which seriously compromise the amenity and character of the area will not be permitted.

Highly innovative, experimental solutions will be encouraged but may not be suitable in every situation. In certain circumstances, the Council may request written design statements explaining various aspects of design solution e.g. explaining why a particular approach has been taken, and expect applications to show new buildings in their wider relationship with surrounding properties and the site (plans and elevations/perspective/ photomontages showing adjacent buildings, trees, landform etc)

### **(iii) High Profile/Landmark Sites**

Where a building is either high profile or will have high impact within the townscape or open countryside, i.e. along the A class road network and high street frontages, within defined town centres, and at major visitor attractions and prominent rural locations, The Council will expect high quality solutions and may consult with bodies such as The Royal Fine Arts Commission, the Royal Institute of Architects in Scotland, the Scottish Civic Trust, Historic Scotland and the Association for the Protection of Rural Scotland, to assist with the assessment of the design impact.

On sites considered to be high profile, the Council will encourage applicants and landowners to sponsor design competitions prior to the submission of a planning application under the rules and procedures as advised by the RIAS Competitions Unit.

### **(iv) Materials**

The Council will particularly encourage the use of materials which are sustainable. The use of salvaged or recycled material is encouraged in most circumstances subject to local situation and there is a strong expectation that traditional materials will be used on heritage structures. The Council will discourage the over use of high energy materials (i.e. those which require high energy levels to make and dispose) where alternatives can be used and is also concerned about the potential long term affects of using Tropical Hardwoods, from non-managed sources.

## **Policy L/IMP4: Maintenance of Landscaped and Amenity Areas**

Applicants must demonstrate that satisfactory arrangements have been made to secure the maintenance of all landscaped and amenity space in perpetuity. Such arrangements must be put in place prior to any planning consent being issued. These arrangements shall be to the satisfaction of the Council and limited to:-

- i) a Section 75 Agreement (under the terms of the Town & Country Planning (Scotland) Act 1997) with a Bond in perpetuity, or
- ii) an Agreement leading to adoption by the Council (normally involving a capital sum equal to 1 year's maintenance x 20 with transfer of title), or
- iii) an Agreement to transfer title and responsibility for the provision and maintenance of the amenity and landscaped spaces to a maintenance company such as the Scottish Greenbelt Company or such other similar company constituted to secure maintenance in perpetuity, as is acceptable to the Council.

### **R2 Tombain**

This site extends to 2 hectares and could accommodate a development of approximately 12 houses. Access to the site would come from Sellar Place. The eastern boundary to the site must ensure that a 4.5 metre verge is maintained for future widening of Ruthrie Road. An emergency access must also be provided from Ruthrie Road to the site. The existing stands of trees must be retained. A new wastewater connection to the sewer in the main road will be required.

## **OBJECTIONS-REPRESENTATIONS**

Letters of objection-representation received from:

- Mr A M Gray, 2 Taylor Court, Aberlour, Moray, AB38 9LA
- Mrs Mary E Spark, Conon Bank, Dowans Road, Aberlour, Moray, AB38 9LT
- Alan J Spark, Conon Bank, Dowans Road, Aberlour, Moray, AB38 9LT
- Mr and Mrs I Stronach, 20 Sellar Place, Aberlour, Moray, AB38 9LE
- John Stewart, 7 Dowans Road, Aberlour, Moray, AB38 9LG
- Mrs Jean Stewart, 7 Dowans Road, Aberlour, Moray, AB38 9LG
- Karen Brathwaite, Aberlour Pharmacy, 112 High Street, Aberlour, Moray, AB38 9NX
- Hazel M Smith, 6 Victoria Terrace, Aberlour, Moray, AB38 9PW
- Shaun Brown, 15 Sellar Place, Aberlour, Moray, AB38 9LE
- George Mackenzie, 136 High Street, Aberlour, Moray, AB38 9NX
- Raymond Strathdee, Westwinds, Speyvalley Drive, Aberlour, Moray, AB38 9NU
- Mrs P M A Fraser, Rannes Cottage, Speyview, Aberlour, Moray, AB38 9LT
- Mrs Sarah Morrison, The Meadow, Sellar Place, Aberlour, Moray, AB38 9LE
- Mr James Morrison, The Meadow, Sellar Place, Aberlour, Moray, AB38 9LE
- Mrs Kathleen Morrison, 62 High Street, Aberlour, Moray, AB38 9QA
- Mr James Morrison, 62 High Street, Aberlour, Moray, AB38 9QA
- Mrs Fiona MacInnes, Campellville, Dowans Road, Aberlour, Moray, AB38 9LG
- Alexander Henderson, Little Haven, Dowans Road, Aberlour, Moray, AB38 9LG
- Barry Whyte, Little Haven, Dowans Road, Aberlour, Moray, AB38 9LG

- George MacInnes, Campellville, Dowans Road, Aberlour, Moray, AB38 9LG
- Hugh R Fraser, Rannes Cottage, Speyview, Aberlour, Moray, AB38 9LT
- Lawrie Grant, 30 Sellar Place, Aberlour, Moray, AB38 9LE
- Irene Reid, 134 High Street, Aberlour, Banffshire, AB38 9NX

The main points raised in the letters are:

- **Inadequate road network/road safety**

Several of the letters of objection refer to the 'inadequate' current road network surrounding the sites, and it is suggested that this cannot cope with additional traffic. Related to this is the issue of the junctions with the main A95 trunk road, additional traffic generated by new development on these sites, and implications for road safety.

**Agent's response:** The proposals meet the road safety conditions as set out in the conditions of outline planning consent.

**Comment:** As for the previous outline applications, the Transportation Manager has been consulted, and has raised no objections to the applications, although a number of planning conditions are recommended to address various road safety matters. As noted in the text above, the layout plans also incorporate an emergency access onto Ruthrie Road, and provision to widen this at a later date: one of the issues which was raised in respect of the local road network.

- **Drainage**

The issue of both foul and surface water drainage has been raised in some of the letters of representation, where it is stated that there is an issue with flooding of the site at its north eastern extreme, and that the public sewers at Aberlour are at capacity. Allied to these issues it is stated that mains water pressure is insufficient for the schemes.

**Agent's response:** In accordance with conditions of outline planning consent, engineers acting on behalf of the developers will be taking the necessary steps to ensure that all statutory drainage and sewage requirements are met.

**Comment:** As noted in the Observations section of this report, the matter of drainage has been the subject of consultation with Scottish Water and with SEPA. No objections have been raised by either party in respect of drainage proposals for the site. In addition, Scottish water have made no reference to there being any problem with mains water supply to the development.

- **Bin stores**

It is suggested in the letters of objection that the proposed bin stores will result in problems with vermin in the area.

**Agent's response:** None.

**Comment:** It is supposition at this stage to state that the proposed bin stores will attract vermin to the area, and this cannot therefore be considered in determining the application.

- **Housing numbers**

Reference is made in many of the objection letters to the number of new house proposed not just within the overall application site, but also in the rest of Aberlour. It is stated that there is not the need for more houses, and that new development should therefore be resisted.

**Agent's response:** None.

- **Loss of privacy**  
 Objection is made to the scheme on the basis that the new houses will result in a loss of privacy to some existing houses.  
**Agents Response:** None  
**Comment:** The closest that any of the new houses will come to an existing property is 16 metres, and a 1.8 metre close boarded timber fence is proposed between the site and the new scheme. In policy terms there is no conflict with the development plan.
- **Loss of view**  
 Letters make reference to the loss of views currently enjoyed by existing houses which will be lost if the development proceeds.  
**Agent's response:** None.  
**Comment:** Loss of view resulting from new development is not a planning consideration and cannot be taken into account when determining this application.
- **Environmental designation**  
 Several of the letters object to the application on the grounds that the writers believe the site to be covered by an environmental designation.  
**Agent's response:** None.  
**Comment:** Within the current Local Plan the site is designated for residential development, and the applications must be considered on this basis. The finalised draft of the new development plan re-allocated the site as an 'Environmental' designation as it was believed to be constrained and unavailable for development. It has since been confirmed that the site is available for development, and this is reflected in amendments to the finalised plan.
- **Lack of facilities**  
 Objection is made to the lack of community facilities indicated in the scheme including open space and children's play areas.  
**Agent's response:** The open space provided around the site exceeds that indicated with the outline applications. Detailed landscaping for the site is being prepared.  
**Comment:** The areas of open space around the scheme are considered quite adequate for a development of this nature. The application plans were the subject of consultation with the Environmental Protection Manager, and no objections to the scheme were forthcoming, or adverse comments about the lack of any formal play area. No other need for planning gain has been identified.

## **CONSULTATIONS**

**Scottish Water** - No objections.

**SEPA** - No objections.

**Environmental Health Manager, Development Services** - No objections.

**Contaminated land, Development Services** - No objections to the developments, although one planning condition and one informative are recommended.

**Environmental Protection Manager, Direct Services** - No objections.

**Transportation Manager, Direct Services** - No objections to the proposals, although a number of planning conditions are recommended for attachment to any consent.

**Scottish Natural Heritage** - No objections.

**Housing Manager** - No objections to the applications. Notes that the affordable housing requirement for both schemes considered together is 2 units. If the applications are considered separately, then the requirement is for one affordable unit only on the application for 12 houses.