

APPENDIX 1

SUPPLEMENTARY INFORMATION

07/01634/FUL Development of 12 houses at Tombain Farm Sellar Place Aberlour Moray for Tombain Farm LLP

07/01651/FUL Erect 7 no one and a half storey terraced house at Tombain Farm Sellar Place Aberlour Moray for Tombain Farm LLP

At a special meeting of the Environmental Services Committee on 28 February, 2008, Members were presented with a report covering the two applications as detailed above. Following consideration of the report and the two applications to which it pertained, the decision of Committee was to defer the application for consideration at a later hearing, pending the receipt of additional information in respect of site drainage and the potential impact of this on the existing drainage infrastructure. An up-date on this follows for Members attention.

In the interim, Members will also be aware that the new Moray Local Plan has become a material consideration in the determination of applications, and this is addressed also.

New Local Plan

The new Moray Local Plan became a material consideration in the determination of planning applications as of Monday 3rd of March, 2008, although the Moray Local Plan 2000 remains the adopted plan and has primacy.

A general objection still exists to the new Local Plan with regard to new residential development in Aberlour as a whole, although not specifically to this site. As noted in the 'History' section of the report on the current two applications, individual outline applications for twelve housing plots have been granted approval (in consultation with the Local Member) in January 2007. This effectively 'overtakes' the general objection. Otherwise, the designation for the site is unchanged between the adopted and the new Local Plans.

Housing density

The Local Plan identifies an indicative capacity for residential development sites. These figures are used primarily to ensure that the Local Plan provides sufficient land to meet the Structure Plan housing land requirements. The indicative capacity figures should be used as a guide when considering planning applications. In this case the indicative capacity of 12 was considered appropriate to reflect the previous designation in the Moray Local Plan 2000, the low density housing to the north and limitations with the roads infrastructure.

However, the final capacity of the site is determined through a detailed analysis of the design and layout (through the development management process), which will take account of issues such as affordable housing, type of housing (terraced, flats, detached) and these issues will have a significant bearing on the capacity of the site.

It is worth noting that the two terraces of housing totalling 7 units occupy at most 1 or 2 large plots. The terraced housing compares favourably in terms of density with the housing on the opposite side of Sellar Street. The case officer has concluded that the site can achieve a density of 19 units, which respects the principle of establishing a low density development on the site.

Any planning application submitted for a higher capacity than stated in the Local Plan will be treated as a departure. Whether it is an acceptable departure or not will be considered on a case by case basis after full consideration of all planning issues.

Drainage

Notwithstanding the satisfactory responses received from consultees on the applications (and as noted in the report to Committee), the issue of drainage in Aberlour and the potential impact of any new development on the existing infrastructure was raised as a concern by Members at the meeting on 28th February. This Service therefore undertook to consult further on the matter before bringing these applications back before Members for determination. The responses received are as follows;

Flood Prevention Unit: it is concluded that "...it should be possible to design a suitable SUDs that would mimic the existing catchment and not exacerbate the risk of flooding elsewhere." In the event that the applications are approved details of the final SUDs are sought for comment, and it is noted that road drainage should be designed so that run-off on the development road is captured at or before the junction with the existing road to prevent water cascading down the road.

SEPA: SEPA has responded to the further consultation stating that it has no information on flooding for this site, and that the issue of surface water control tends to be a matter for the Local Authority acting as the Flood Prevention Authority.

Scottish Water: Comments awaited at time of writing.

Transport Scotland/BEAR Scotland: Comments awaited at time of writing.