



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 01343 563 501 Fax: 01343 563 263 Email: development.control@moray.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100009444-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed erection of dwelling-house with separate double garage

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Strathdee Properties Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	Viewfield Farm
Last Name: *	Reid	Building Number:	
Telephone Number: *	01340 881784	Address 1 (Street): *	Craigellachie
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Aberlour
Fax Number:		Country: *	Scotland, UK
		Postcode: *	AB38 9QT
Email Address: *	stewart@strathdeeproperties.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Gavin	Building Number:	
Last Name: *	Strathdee	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

865818

Easting

313587

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

2114.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Unused land with trees

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.	
How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?	<input style="width: 100%;" type="text" value="0"/>
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	<input style="width: 100%;" type="text" value="5"/>
Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
<input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> Not Applicable – only arrangements for water supply required	
As you have indicated that you are proposing to make private drainage arrangements, please provide further details. What private arrangements are you proposing? *	
<input checked="" type="checkbox"/> New/Altered septic tank. <input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).	
What private arrangements are you proposing for the New/Altered septic tank? *	
<input checked="" type="checkbox"/> Discharge to land via soakaway. <input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway). <input type="checkbox"/> Discharge to coastal waters.	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *	
Foul water will be taken to a suitable septic tank and then onto an appropriately designed soakaway. Surface water will be taken to an appropriately designed soakaway.	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note:- Please include details of SUDS arrangements on your plans Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	

Are you proposing to connect to the public water supply network? *

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Recycled material and general refuse will be collected from the track entrance by the local authority collection units.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☐ Yes ☒ No

Is any of the land part of an agricultural holding? * ☒ Yes ☐ No

Do you have any agricultural tenants? * ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? * ☒ Yes ☐ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: *

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Stewart Reid

On behalf of: Mr Gavin Strathdee

Date: 14/04/2016

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☒ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Drainage/SUDS layout. *	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stewart Reid

Declaration Date: 13/04/2016

Payment Details

Cheque: Strathdee Properties Ltd., 100539

Created: 26/04/2016 15:44

TYPICAL 3D IMAGE OF HOUSE DESIGN

Development Management
Environmental Services
The Moray Council

TYPICAL 3D IMAGE OF HOUSE DESIGN

EXISTING ROAD ACCESS IMPROVED (1:500)

FIRST 15 metres OF ACCESS TRACK
TO BE 5.50 metres WIDE AND TO BE
SURFACED WITH BITUMINOUS MACADAM
AND TO BE CONSTRUCTED IN ACCORDANCE
WITH MORAY COUNCIL ROADS DEPARTMENT
RECOMMENDATIONS (TO ALSO HAVE A
MAXIMUM GRADIENT OF 1:20 FOR FIRST 5
METRES FROM THE EDGE OF THE PUBLIC
ROAD

GENERAL
NO WATER SHALL BE PERMITTED TO DRAIN
OR LOOSE MATERIAL CARRIED ONTO THE
PUBLIC CARRIAGEWAY

ANY EXISTING DITCH, WATERCOURSE OR DRAIN UNDER THE SITE ACCESS SHALL BE PIPE USING A SUITABLE DIAMETER OF PIPE, AGREED WITH THE ROADS MAINTENANCE MANAGER (300mm MINIMUM) AND SHALL BE LAID TO A SELF CLEANING GRADIENT

PUBLIC ROAD TO BE REALIGNED SLIGHTLY TO ENSURE VISIBILITY PLAY IS ACHIEVED. PINK HATCHED AREA DENOTES A VISIBILITY SPLAY AS FOLLOWS - 4.5M FROM THE THE EDGE OF THE ROAD AND 215.00M MEASURED IN EAST DIRECTION AND 215.00M MEASURED IN WEST DIRECTION.

THERE ARE TO BE NO VISUAL OBSTRUCTIONS OVER THE HEIGHT OF 260MM (MEASURED FROM THE LEVEL OF THE CARRIAGEWAY) SO AS TO ENSURE FULL VIEW OF VISIBILITY REQUIRED. VEGETATION WILL BE CUT BACK AS NECESSARY (ENTIRE AREA DENOTED IN PINK IS EITHER UNDER THE CONTROL OF STRATHDEE PROPERTIES LTD OR IS AN ADOPTED ROAD VERGE)

NEW ACCESS ROAD ARRANGEMENT
HAS ALREADY BEEN PERMITTED
UNDER PLANNING APPLICATION -
ROSEISLE VIEW (REF 12 / 02119 / APP

denotes when

turfed over with grass

College of Roseisle

SPECIFICATION

DRAINAGE
Foul water taken to septic tank.
Surface water taken to soakaway

EXTERNAL WALLS
20mm white / cream roughcast.
Natural stone.
Grey timber linings to Garage

ROOF
Grey, concrete interlocking
tiles

WINDOWS / DOORS
Grey Upvc / timber windows

Wester Buthill

LANDSCAPE WORKS (PROPOSED)

At present, the proposed site is covered with Scots Pine trees. Various numbers of these trees will be felled to form appropriate space for the construction of dwellinghouse and associated works

A minimum of 25% of foliage / site cover will be retained in accordance with planning guidelines.

During the course of developing the site existing trees will be protected, where necessary, by means of a visible taped barrier. Further, control measures will be put in place to ensure non-contamination of the soil.

EXISTING
MATURE WOODLAND

EXISTING ACCESS TRACK

SITE PLAN (SCALE 1:500)

location plan (scale - 1:2500)

OS LOCATION PLAN (NOT TO SCALE)



Strathdee Properties Ltd.

VIEWFIELD FARM, CRAIGELLACHIE,
ABERLOUR, MORAY, AB38 9QT

T - (01340) 881784 E - info@strathdeepproperties.com

PROJECT

Proposed erection of dwellinghouse
with seperate double garage At College
of Roseisle Neuk, Wester Buthill,
Roseisle, Moray For Mr Gavin Strarthdee

DRAWING DESCRIPTION
PLANNING DRAWING - SITE INFORMATION

DRAWING no.
COLL-ROSE-NEUK / PLANNING / 01

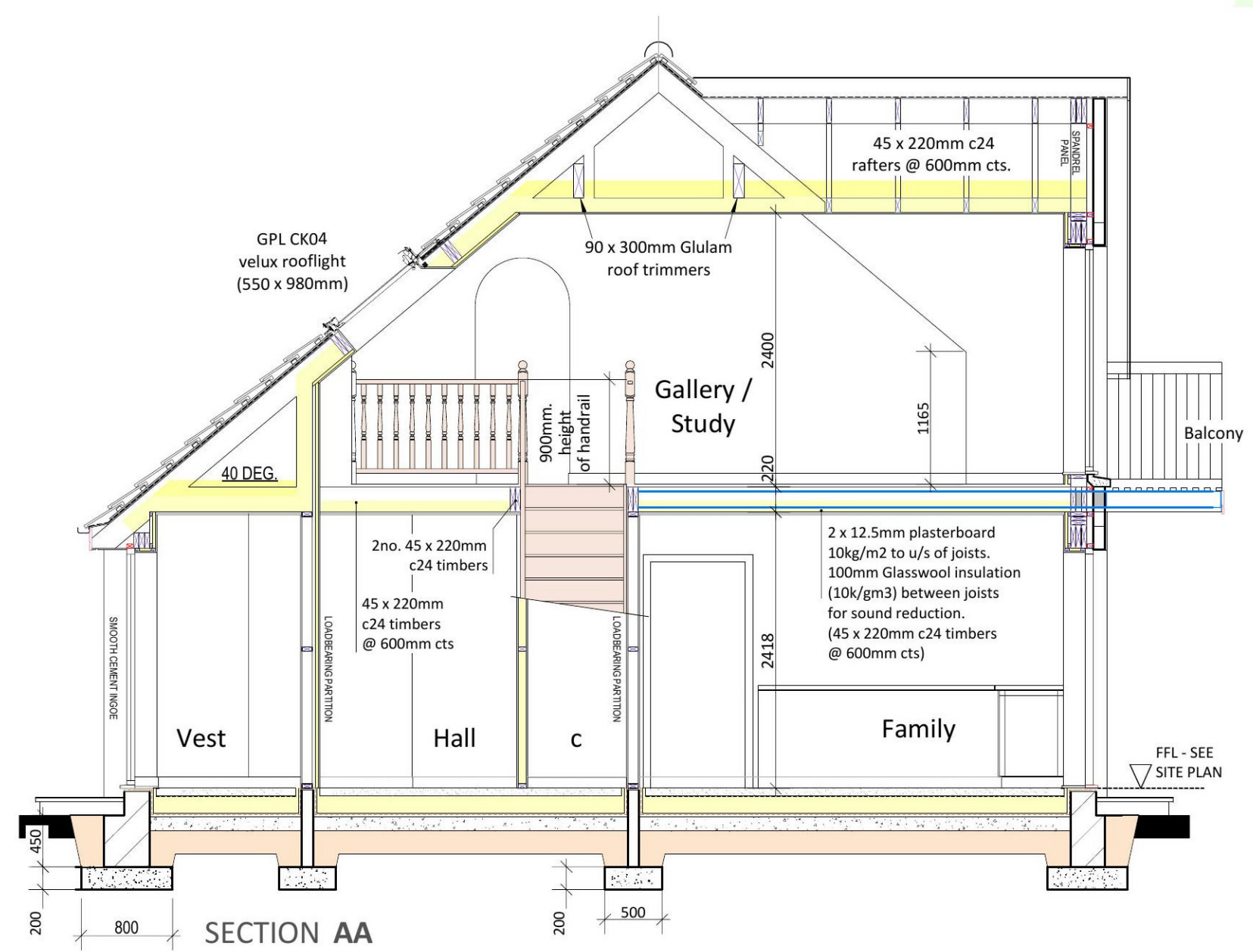
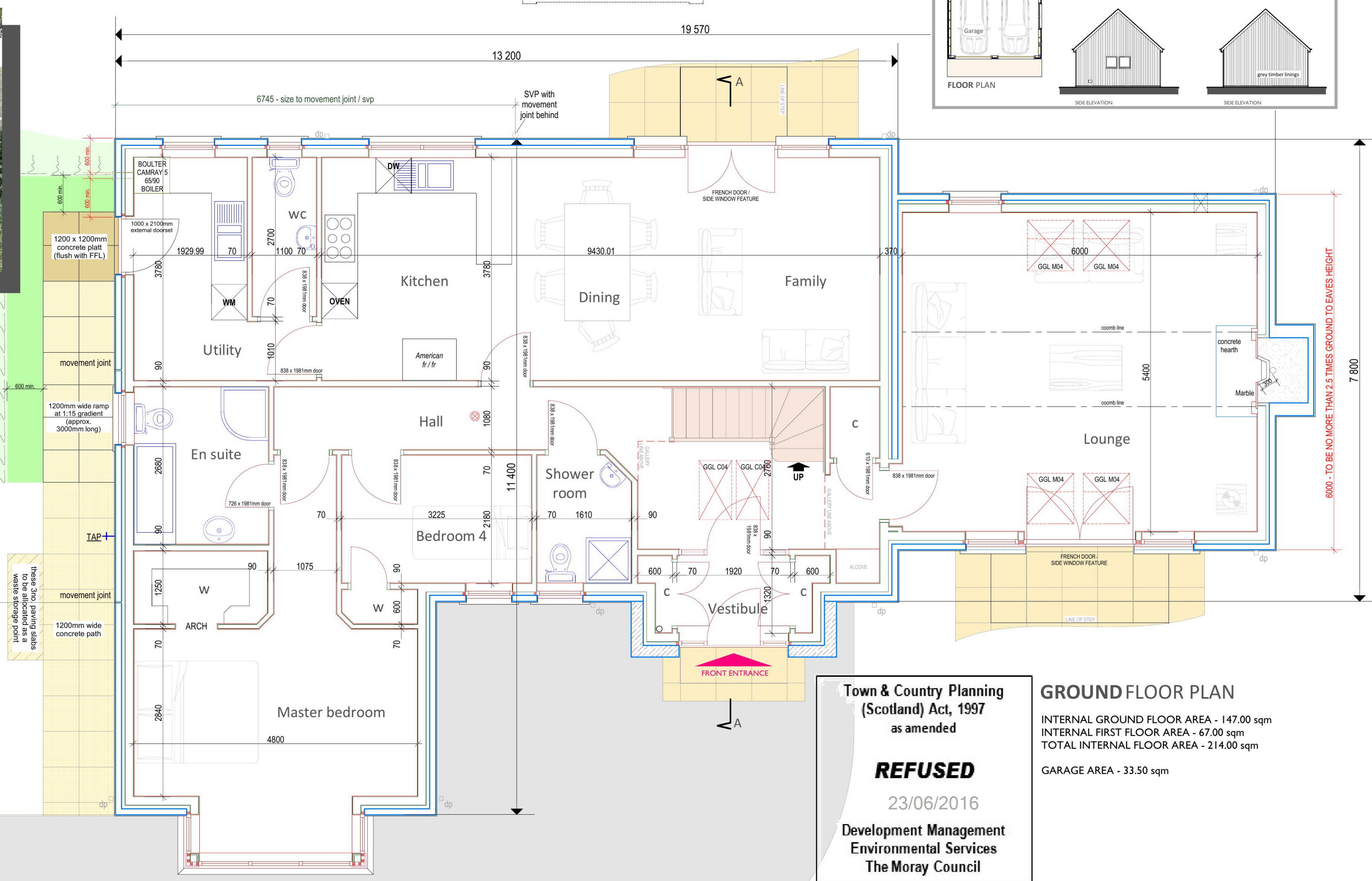
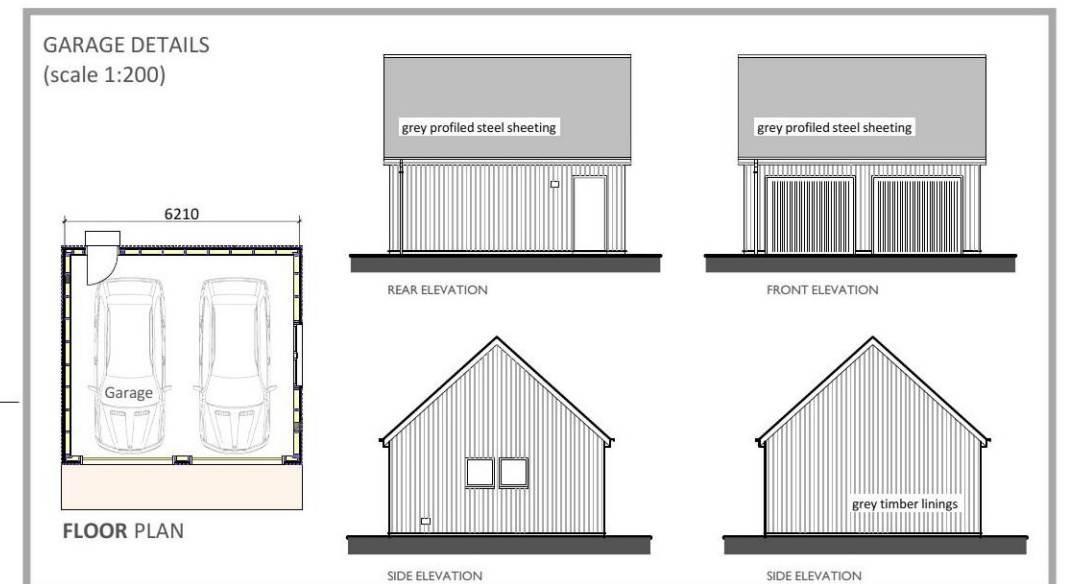
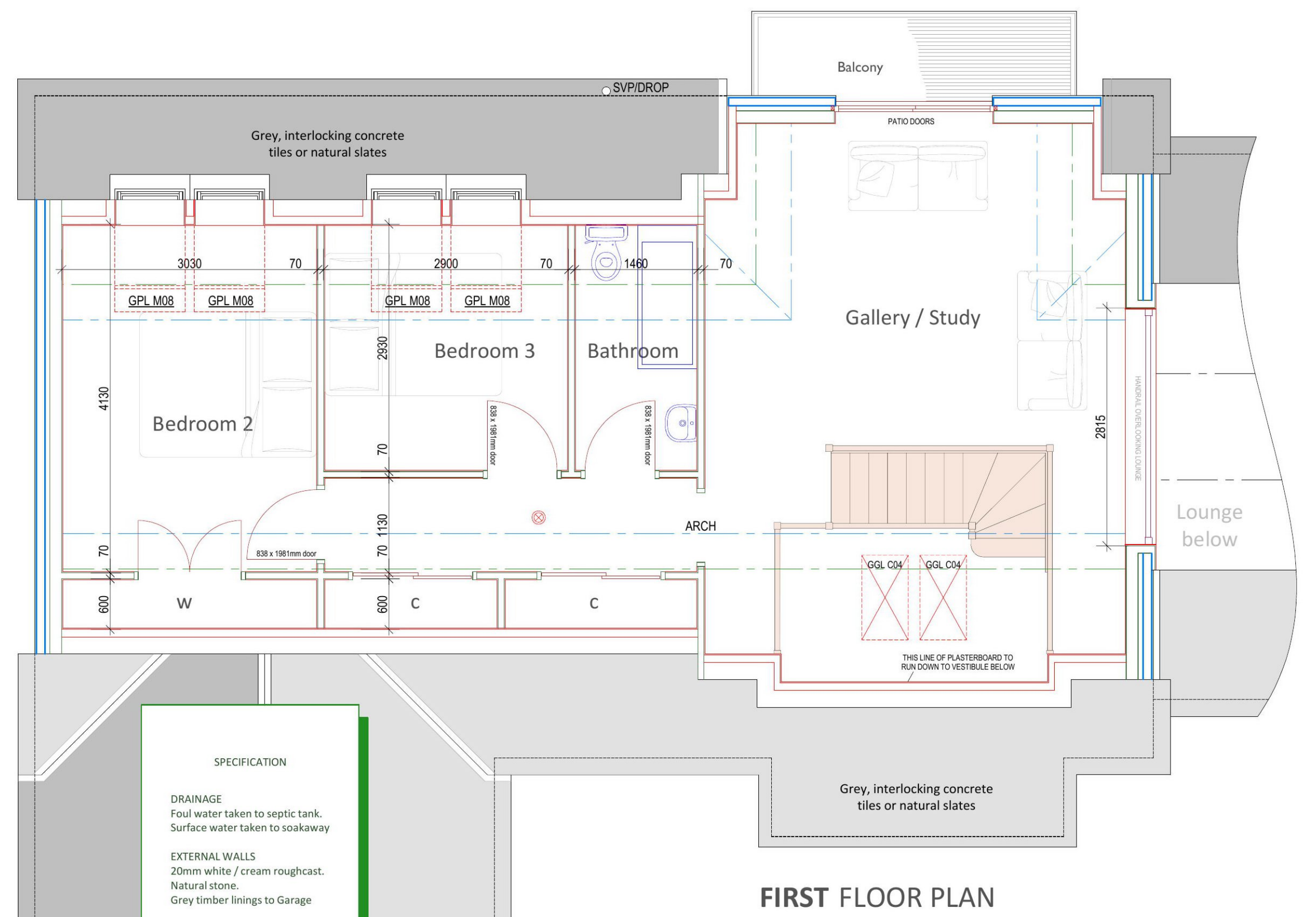
DRAWN BY
S.Reid MCIAT
Chartered Architectural Technologist

SCALE
:500 & AS
TATED (A1)

APRIL 2016

planning drawing -
general arrangement

Wester Buthill



Strathdee Properties Ltd.

VIEWFIELD FARM, CRAIGELLACHIE,
ABERLOUR, MORAY, AB38 9QT
T - (01340) 881784 F - (01340) 881783



PROJECT
Proposed erection of dwellinghouse
with separate double garage At College
of Roseisle Neuk, Wester Buthill,
Roseisle, Moray For Mr Gavin Strathdee

DRAWING DESCRIPTION
PLANNING DRAWING - GENERAL ARRANGEMENT

DRAWING no.
COL-ROSE-NEUK / PLANNING / 02

DRAWN BY
S.Reid MCIAT
Chartered Architectural Technologist

SCALE
1:50 / 1:100 (A1)
DATE
APRIL 2016

Town & Country Planning
(Scotland) Act, 1997
as amended
REFUSED
23/06/2016
Development Management
Environmental Services
The Moray Council

GROUND FLOOR PLAN
INTERNAL GROUND FLOOR AREA - 147.00 sqm
INTERNAL FIRST FLOOR AREA - 67.00 sqm
TOTAL INTERNAL FLOOR AREA - 214.00 sqm
GARAGE AREA - 33.50 sqm

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	18th May 2016
Planning Authority Reference	16/00660/APP
Nature of Proposal (Description)	Erect dwellinghouse with seperate double garage at
Site	College Of Roseisle Neuk Wester Buthill Roseisle Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133069494
Proposal Location Easting	313590
Proposal Location Northing	865814
Area of application site (Ha)	2114 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O6A3HABGGDH00
Previous Application	
Date of Consultation	4th May 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Agent Name	Strathdee Properties Limited
Agent Organisation Name	
Agent Address	Viewfield Farm Craigellachie Aberlour Moray AB38 9QT
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Contaminated Land

Planning Application Ref. No: 16/00660/APP

Erect dwellinghouse with seperate double garage at College Of Roseisle Neuk Wester Buthill Roseisle Moray for Mr Gavin Strathdee

I have the following comments to make on the application:-

- | | Please |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | x
<input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | x |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Reason(s) for objection

Condition(s)

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Adrian Muscutt
email address:
Consultee:

Date: 4th May 2016
Phone No

Return response to	consultation.planning@moray.gov.uk
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Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Moray Flood Risk Management

Planning Application Ref. No: 16/00660/APP

Erect dwellinghouse with separate double garage at College of Roseisle Neuk Wester Buthill Roseisle Moray

I have the following comments to make on the application:-

- | | Please
x |
|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input checked="" type="checkbox"/> |

Further information required to consider the application

This application seeks permission for a single house but this plot is part of a larger development which is being undertaken for the area.

The new access track is identified on the SEPA FloodMap as being at risk of surface water flooding. Please provide information on appropriate mitigation measures to deal with the potential risk of flooding without increasing the risk of flooding to neighbouring properties.

Contact: MP

Date: 17/05/2016

email address: frmconsultation@moray.gov.uk

Consultee: The Moray Council | Flood Risk Management

Return response to consultation.planning@moray.gov.uk

The advice provided for this application is based on the documents submitted by the applicant. These documents have been reviewed but a detailed check of the calculations, on which the outcome of the assessment(s) is/are based, has not been carried out.

It is assumed that the person/organization/company employed to carry out these assessments is a competent professional and the required checks were done before the reports were finalized and submitted in support of this application.

Responsibility for the accuracy of the assessment(s) lies with the applicant.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	18th May 2016
Planning Authority Reference	16/00660/APP
Nature of Proposal (Description)	Erect dwellinghouse with seperate double garage at
Site	College Of Roseisle Neuk Wester Buthill Roseisle Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133069494
Proposal Location Easting	313590
Proposal Location Northing	865814
Area of application site (Ha)	2114 m²
Additional Comment	RAF KInloss Noise Zone 66dBA Category C
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O6A3HABGGDH00
Previous Application	
Date of Consultation	4th May 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	[REDACTED]
Agent Name	Strathdee Properties Limited
Agent Organisation Name	
Agent Address	Viewfield Farm Craigellachie Aberlour Moray AB38 9QT
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

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Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 16/00660/APP

Erect dwellinghouse with separate double garage at College Of Roseisle Neuk Wester Buthill Roseisle Moray for Mr Gavin Strathdee

I have the following comments to make on the application:-

Please
x

(a) I OBJECT to the application for the reason(s) as stated below

(b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal

☐

(c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below

x

(d) Further information is required in order to consider the application as set out below

☐

Conditions:

1. Unless otherwise agreed in writing with the planning authority, the glazing in the windows and patio doors of the Lounge, Kitchen Dining Family Room, and all bedrooms, shall consist of two panes of normal float glass of 6mm and 8mm thickness separated by a 20mm wide cavity. The sound reduction performance of the windows and patio doors to the Lounge, Kitchen Dining Family Room, and all bedrooms, shall be equal to or better than that stated in Section 4.11 of the Noise Impact Assessment supporting document of 31st May 2016 by Charlie Fleming Associates, Acoustical Consultants and Noise Control Engineers, 5 Saltpans, Charlestown, Fife, KY 11 3EB, and titled "Report on Air Traffic Noise For Strathdee Properties At College of Roseisle Neuk, Buthill, Roseisle, Kinloss."
2. Acoustically attenuated ventilators shall be installed in the windows of the Lounge, Kitchen Dining Family Room, and all bedrooms of the house. These should have an element normalised level difference $D_{n,e}$, of at least 35dB in the 500Hz octave band. If two trickle ventilators are to be installed in a given room, the $D_{n,e}$ should be 38dB, and subsequently the $D_{n,e}$ should be 41 dB if four trickle ventilators are to be installed, in accordance with Section 4.10 of the Noise Impact Assessment supporting document dated 31st May 2016 by Charlie Fleming Associates Limited, Acoustical Consultants and Noise Control Engineers, 5 Saltpans, Charlestown, Fife and titled "Report on Air Traffic Noise For Strathdee Properties At College of Roseisle Neuk, Buthill, Roseisle, Kinloss."

Contact: Douglas Caldwell
email address:
Consultee:

Date: 7th June 2016
Phone No

Return response to

consultation.planning@moray.gov.uk

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	18th May 2016
Planning Authority Reference	16/00660/APP
Nature of Proposal (Description)	Erect dwellinghouse with seperate double garage at
Site	College Of Roseisle Neuk Wester Buthill Roseisle Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133069494
Proposal Location Easting	313590
Proposal Location Northing	865814
Area of application site (Ha)	2114 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O6A3HABGGDH00
Previous Application	
Date of Consultation	4th May 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Agent Name	Strathdee Properties Limited
Agent Organisation Name	
Agent Address	Viewfield Farm Craigellachie Aberlour Moray AB38 9QT
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 16/00660/APP

Erect dwellinghouse with separate double garage at College Of Roseisle Neuk Wester Buthill Roseisle Moray for Mr Gavin Strathdee

I have the following comments to make on the application:-

Please

- | | | |
|-----|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input checked="" type="checkbox"/> |
| (d) | Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Condition(s)

1. Notwithstanding the submitted details, prior to any development works commencing details shall be submitted to and approved in writing by the Council, as planning authority in consultation with the Council, as roads authority regarding:
 - a) The provision of a visibility splay 4.5 metres by 215 metres to the east and 2.9 metres by 215 metres to the west at the access onto the public road (C25e Alves-Roseisle Road) in both directions; and
 - b) a schedule of maintenance for the splay area; and
 - c) thereafter prior to any development works commencing (except for those works associated with the provision of the visibility splay), the visibility splay shall be provided in accordance with the approved drawing; and
 - d) thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.26 metres above the level of the carriageway in accordance with the agreed schedule of maintenance.
2. Notwithstanding the submitted details, prior to any development works commencing details shall be submitted to and approved in writing by the Council, as planning authority in consultation with the Council, as roads authority regarding:
 - a) The provision of a bin storage area and lay-by for refuse collection vehicles adjacent to the access onto the C25e Alves-Roseisle Road); and

- b) thereafter the refuse collection area and bin store shall be provided in accordance with the approved details prior to the occupation or completion of the dwellinghouse, whichever is the sooner.
3. No development shall commence until:
- a) a detailed drawing (scale 1:500) showing the location and design of a passing place on the section of the private road leading to the site (to the Moray Council standards and specification), shall be submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority; and
 - b) thereafter the passing place shall be constructed in accordance with the approved drawing prior to any development works commencing (except for those works associated with the provision of the passing place).
4. The width of the Private Road which joins the C25E Alves – Roseisle Road shall be 5.5m for the first 15 metres measured from the edge of the public road and have a maximum gradient of 1:20 measured for the first 5.0m from the edge of the public road. The first 15m of the Private Road, measured from the edge of the public road, shall be constructed to the Moray Council specification and surfaced with bituminous macadam. The radii at the junction of the Private Road onto the public road shall be 7.6m and need not be kerbed.
5. No water shall be permitted to drain or loose material be carried onto the public footway/carriageway.
6. An access lay-by 8.0m long by 2.5m wide with 30 degrees splayed ends shall be provided at the edge of the private road to allow visiting service vehicles to park clear of the road and act as an informal passing place. The vehicular access should lead off the lay-by. The lay-by must be constructed in accordance with The Moray Council specification and surfaced with bituminous macadam.
7. Three car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.
8. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

REASONS

- 1. To ensure acceptable infrastructure to access the development and to enable drivers of vehicles entering or exiting the development to have a clear view so that they can undertake the manoeuvre safely and with the minimum interference to the safety and free flow of traffic on the public road.
- 2. To enable visiting service vehicles to park clear of the public road in the interests of road safety.
- 3. To ensure acceptable infrastructure to access the development with the minimum interference to the safety and free flow of traffic on the public road
- 4. To ensure acceptable development that does not create any hazard to road users in the interests of road safety.

5. To enable visiting service vehicles to park clear of the private road and enable vehicles on the private road to pass each other in the interests of road safety.
6. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.
7. To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the road.

Further comment(s) to be passed to applicant

Planning consent does not carry with it the right to carry out works within the public road boundary.

Before starting any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 85 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing roadspermits@moray.gov.uk

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the expense of the developer. In addition any existing roadside ditch may require a pipe or culvert. Advice on these matters can be obtained by emailing road.maint@moray.gov.uk

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

The applicant shall be responsible for ensuring that surface/ground water does not run from the public road into his property.

The applicants shall free and relieve the Roads Authority from any claims arising out of his operations on the road or extension to the road.

No retaining structures or embankments shall be constructed along the edge of the road, whether retaining the public road or ground adjoining the public road without prior consultation and agreement of the Roads Authority.

The formation of the required visibility splay will involve the removal of trees and vegetation, setting back of boundary fences and the lowering of ground levels.

Contact: DA
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 12 May 2016

Return response to	consultation.planning@moray.gov.uk
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Comments for Planning Application 16/00660/APP

Application Summary

Application Number: 16/00660/APP

Address: College Of Roseisle Neuk Wester Buthill Roseisle Moray

Proposal: Erect dwellinghouse with separate double garage at

Case Officer: Maurice Booth

Customer Details

Name: Mrs Elizabeth Campbell

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Over-development of site
- Precedent

Comment: I would like to register an objection to this application. Along with the many other approved sites in the Buthill area, the proposed house contributes to a creeping urbanisation of this rural setting.

This plot, together with all the others approved locally in the last 3 years, takes up acres and acres of previously undisturbed woodland. The estate of finished houses and gardens will not blend into the rural setting - large areas of houses and gardens are by definition urban.

The character of the landscape has already changed significantly due to newly completed houses and recently approved sites. An additional house site would result in further detrimental changes and contribute to ribbon development along the lane to Mid Buthill.

It is my understanding that the council would like to promote tourism in Moray and yet this style of spreading development does not add to the attractiveness of the countryside. Small clusters of houses surrounded by open countryside and woodland look far more appealing.

There have been a large number of planning applications granted in Buthill. It is surely now time to call a halt in this small area of Moray.

I would also like to add that the maps presented both by the council and the developer are missing quite a number of the already approved applications and completed houses. These omissions give a misleading indication of the extent of the development being allowed in Buthill and mean that the maps cannot be used to assess the advisability of the current application.

In addition, the location of the proposed dwelling in the Public Notices in the press is misleading, indicating that the building would be in Wester Buthill and which is clearly not possible when the map shows that the proposed property would be east of Mid Buthill.

I look to the Moray Planning Department to champion the protection of the rural nature of Buthill and Roseisle.

REPORT OF HANDLING

Ref No:	16/00660/APP	Officer:	Maurice Booth
Proposal Description/ Address	Erect dwellinghouse with separate double garage at College Of Roseisle Neuk Wester Buthill Roseisle Moray		
Date:	23/06/2016	Typist Initials:	RS

RECOMMENDATION

Approve, without or with condition(s) listed below		N
Refuse, subject to reason(s) listed below		Y
Legal Agreement required e.g. S,75		N
Notification to Scottish Ministers/Historic Scotland		N
Hearing requirements	Departure	N
	Pre-determination	N

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Environmental Health Manager		No objection subject to noise attenuation conditions
Contaminated Land	04/05/16	No objection
Transportation Manager	13/05/16	No objection subject to standard conditions, including a suspensive condition on access splay provision onto the public road, access widening, passing place provision and bin storage.
Scottish Water		No response
Moray Flood Risk Management		No objection (amended response)

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
E4: Trees and Development		
EP9: Contaminated Land		
EP10: Foul Drainage		
T2: Provision of Access		
T5: Parking Standards		
EP7: Control of Develop in FloodRiskArea		
H7: New Housing in the Open Countryside	Y	

IMP1: Developer Requirements	Y	
ER2: Development in Woodlands	Y	

REPRESENTATIONS

Representations Received	YES	
Total number of representations received: ONE		
Names/Addresses of parties submitting representations		
Name and address details of parties submitting representations withheld in accordance with the Data Protection Act.		
Summary and Assessment of main issues raised by representations		
<p>Issue: Along with the many other approved sites in the Buthill area, the proposed house contributes to a creeping urbanisation of this rural setting. The proposal represents over-development, would have a detrimental impact on the character of the area and would be contrary to the local plan.</p> <p>Comments (PO): See "Observations", and refusal reason.</p> <p>Issue: Site description misleading.</p> <p>Comments (PO): The description is considered in relation to the location and site plans, which together are considered to adequately describe the location.</p> <p>Issue: Plans issued by TMC do not fully show all the house developments in the area.</p> <p>Comments (PO): It is not clear which plans are being referred to in this respect. However, the plan prepared to accompany this consideration document has identified the consents specifically relevant to the proper assessment of the individual merits of these proposals. It is acknowledged that separate from this there are many other consents in the wider area, and potentially wider issues of build-up.</p> <p>Issue: Precedent.</p> <p>Comments (PO): This is not a material planning issue, with each application being considered on its own merits.</p> <p>Issue: Detrimental impact on the attractiveness of the area in terms of promoting tourist development.</p> <p>Comments (PO): This in itself is not considered to impinge on the specific merits of the proposal - the specific concern identified is with the impact on the rural character of the area for all those enjoying the natural qualities of the area.</p>		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

Section 25 of the 1997 Act as amended requires applications to be determined in accordance with the development plan i.e. the adopted Moray Local Plan 2015 unless material considerations indicate otherwise. In this case the main planning issues are considered below.

Proposal

Planning permission is sought to erect a dwellinghouse with detached garage at North Roseisle, Wester Buthill, Roseisle.

The proposed dwelling will have a 1½ storey design (with upper floor accommodation located within the roof space served by roof lights). The proposed external finishes are cream/white roughcast and natural stone for the walls with grey interlocking roof tiles. The detached garage will have grey timber

linings and a grey profiled metal roof.

The proposed drainage and water supply arrangements include a private septic tank (with discharge to land via a soakaway), surface water soakaway and a private water supply.

The Site

The proposal site is in an area of low undulating landscape accessed by a long access track which also serves a number of other new plots/houses and long established houses.

The site is within the corner of established coniferous woodland with open outlooks to the east and to the north, the latter being towards the unclassified public road in the middle distance.

History

Two adjoining plots immediately to the south have been granted permission for houses: 13/01798/APP and 13/01797/APP.

A short distance back along the track on the opposite side there are consents for two single houses: 07/00515/FUL/14/00500/APP and 11/01456/APP.

In the same overall area of woodland to the north-west along the first stretch of the access track there is approval for another two houses (14/00784/APP and 12/02119/APP) and adjoining these plots a refusal for a further house (15/02131/APP). The latter was refused on similar grounds as the current application is being, and reflecting this has similar characteristics in terms of its contribution to a build-up of development.

In the wider area there are a large number of other house consents, but despite the evident build-up in this respect these are not considered to impinge on the specific merits of the current application.

Principle of New Housing in the Countryside (H7, IMP1)

Policy H7 contains the location/siting and design criteria for assessing the acceptability of applications for a new house in the open countryside. In terms of siting, this policy requires proposals not to detract from the character or setting of existing buildings, or their surrounding area when added to an existing grouping, or create inappropriate ribbon development. Proposals should also reflect the existing traditional pattern of settlement in the locality and not contribute to a build-up of development that detracts from the rural character of the area.

In the Supplementary Planning Guidance on Housing in the Countryside (SPG) to policy H7, guidance is given on assessing the impact of a proposal on the character and setting of existing buildings, advising that: "suburban features that are alien to the rural environment will not be acceptable." Guidance is also provided on the issue of build-up, advising that: "A proposal that contributes to a build-up of development that is considered to undermine the rural character of the locality will not be acceptable."

There have already been a number of consents in the vicinity, as noted above, and together with the two house permissions adjoining the current proposal is beginning to create a build-up of development such that the essential rural character of the area is becoming eroded and a more suburban type of settlement pattern is being created. As a result of this the proposals would begin to have a detrimental visual impact on the rural character of the area.

As a result of these considerations, this proposal is considered breach policies H7 and IMP1 and the associated SPG.

The proposal satisfies the other policy H7 criteria in relation to 50% boundary definition and rural house design but this does not over-ride the main objection concerning the unacceptable build-up of development and its associated impact upon the rural character of this locality.

Landscaping and Impact on Trees (H7 and ER2)

The proposal would involve the removal of woodland from the site. The applicant has agreed that an equivalent area of compensatory planting could be provided. The 25% tree retention within the site and compensatory planting could be addressed by conditions if consent were to be granted.

On this basis, despite being advertised as a (potential) departure in relation to policy ER2, it is now considered that the relevant criteria in relation to trees could be met.

Water and Drainage (EP5 and EP10)

A private water supply is proposed, and a condition requiring suitable water treatment to ensure that the proposal complies with the requirements of Policy EP4, (providing wholesome water) could be applied.

Subject to compliance with separate building regulations legislation the proposals are considered to comply with policies EP10 and EP5.

Access and Parking (T2 and T5)

The Transportation Service has raised no objection to the proposal subject to standard conditions.

Conclusion

Whilst certain aspects of the proposal are acceptable, the additional development proposed would result in an unacceptable form of development which would not comply with the provisions of the Council's development plan and associated supplementary guidance and therefore should be refused.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

There are no other material considerations that would alter this assessment.

HISTORY

Reference No.	Description			
	Decision		Date Of Decision	

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	No PremisesDeparture from development plan	02/06/16	
PINS	No PremisesDeparture from development plan	02/06/16	

DEVELOPER CONTRIBUTIONS (PGU)

Status	N/A
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DOCUMENTS, ASSESSMENTS etc. *

** Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc*

Supporting information submitted with application?		NO
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Summary of main issues raised in each statement/assessment/report

Document Name: Noise Impact Assessment

Main Issues: Noise impact

S.75 AGREEMENT

Application subject to S.75 Agreement		NO
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Summary of terms of agreement:

Location where terms or summary of terms can be inspected:

DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)

Section 30	Relating to EIA		NO
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Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
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Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
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Summary of Direction(s)



16/00660/APP

Totty Tree House

Fois Na mara

Drain

Buthill

Tigh Fada

Pineview

Track

Holme Steading

View

The Old Steading

Buchanty

The Steadings

Mid Buthill

16/00660/APP

13/01798/APP

13/01797/APP

14/00500/APP
07/00515/FUL

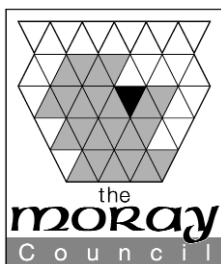
11/01456/APP

Kaiteri

Pond

Easter Buthill

Legend



**THE MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended**

REFUSAL OF PLANNING PERMISSION

**[Heldon And Laich]
Application for Planning Permission**

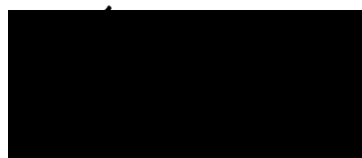
TO Mr Gavin Strathdee
c/o Strathdee Properties Limited
Viewfield Farm
Craigellachie
Aberlour
Moray
AB38 9QT

With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:

**Erect dwellinghouse with separate double garage at College Of Roseisle Neuk
Wester Buthill Roseisle Moray**

and for the reason(s) set out in the attached schedule.

Date of Notice: **23rd June 2016**



HEAD OF DEVELOPMENT SERVICES

Environmental Services Department
The Moray Council
Council Office
High Street
ELGIN
Moray
IV30 1BX

IMPORTANT

YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows:

- The proposal is contrary to policies H7 and IMP1 of the Moray Local Development Plan 2015 and the associated Supplementary Planning Guidance 'Housing in the Countryside' for the following reason:
 1. Added to the existing consents for two houses immediately to the south and the other houses permitted in the vicinity the proposals would result in an unacceptable build-up of housing development in the area which would begin to detrimentally impact on the rural character of the area.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:

Reference	Version	Title
COL-ROSE-NEUK/PLANNING/01		Site and location plan
COL-ROSE-NEUK/PLANNING/02		Elevations and floor plans
COL-ROSE-NEUK/PLANNING/LP		Location plan - NTS

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

None.

DETAILS OF MATTERS SPECIFIED IN CONDITIONS

None.

NOTICE OF APPEAL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, The Moray Council Local Review Body, Legal and Committee Services, Council Offices, High Street, Elgin IV30 1BX. This form is also available and can be submitted online or downloaded from www.eplanning.scot/eplanningClient

If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.