



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 100015170-001

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

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? *

Individual 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

863505

Easting

344119

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

2412.00

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

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? * Yes 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?

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)? *

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).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 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? *

- New/Altered septic tank.
 Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
 Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
 Discharge to watercourse(s) (including partial soakaway).
 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) * Yes 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:

- Strathdee Properties Ltd.

Address:

Strathdee Properties Ltd., Viewfield Farm, Craigellachie, Aberlour, Scotland, UK, AB38 9QT

Date of Service of Notice: *

06/06/2016

(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: 08/06/2016

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 principle 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.

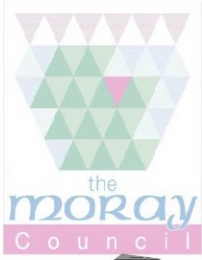
Declaration Name: Mr Stewart Reid

Declaration Date: 08/06/2016

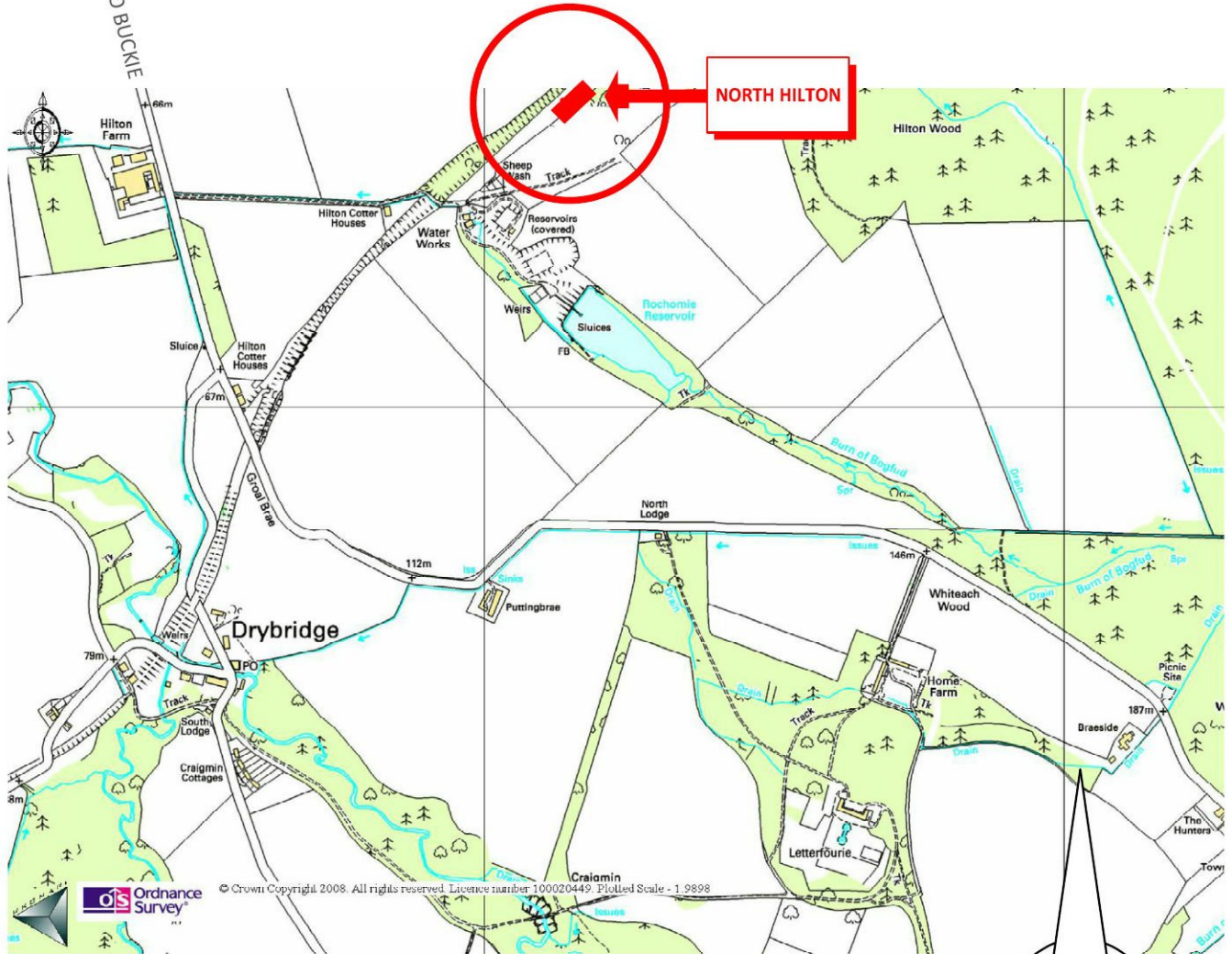
Payment Details



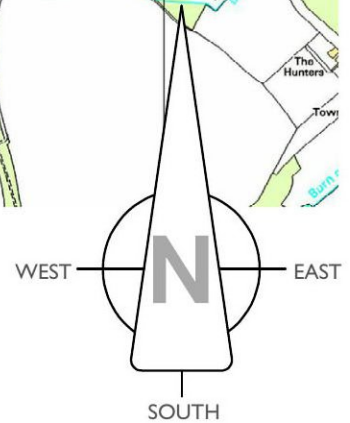
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TO BUCKIE



OS LOCATION PLAN (NOT TO SCALE)



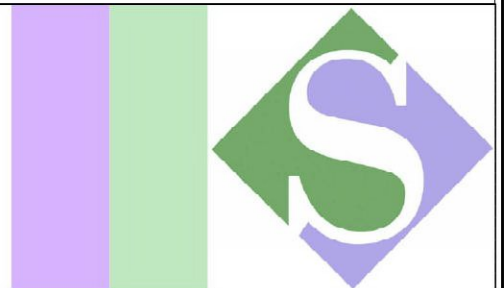
Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

02 August 2016

Development Management
Environmental Services
The Moray Council

Proposed erection of dwellinghouse with detached garage At North Hilton, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee



Proposed erection of dwellinghouse with detached garage
 At North Hilton, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee
planning drawing - site information



TYPICAL 3D IMAGE OF HOUSE DESIGN Produced using TurboCAD V.21 professional, 3DS max design 2014 and Photoshop CS

Town & Country Planning
 (Scotland) Act, 1997
 as amended

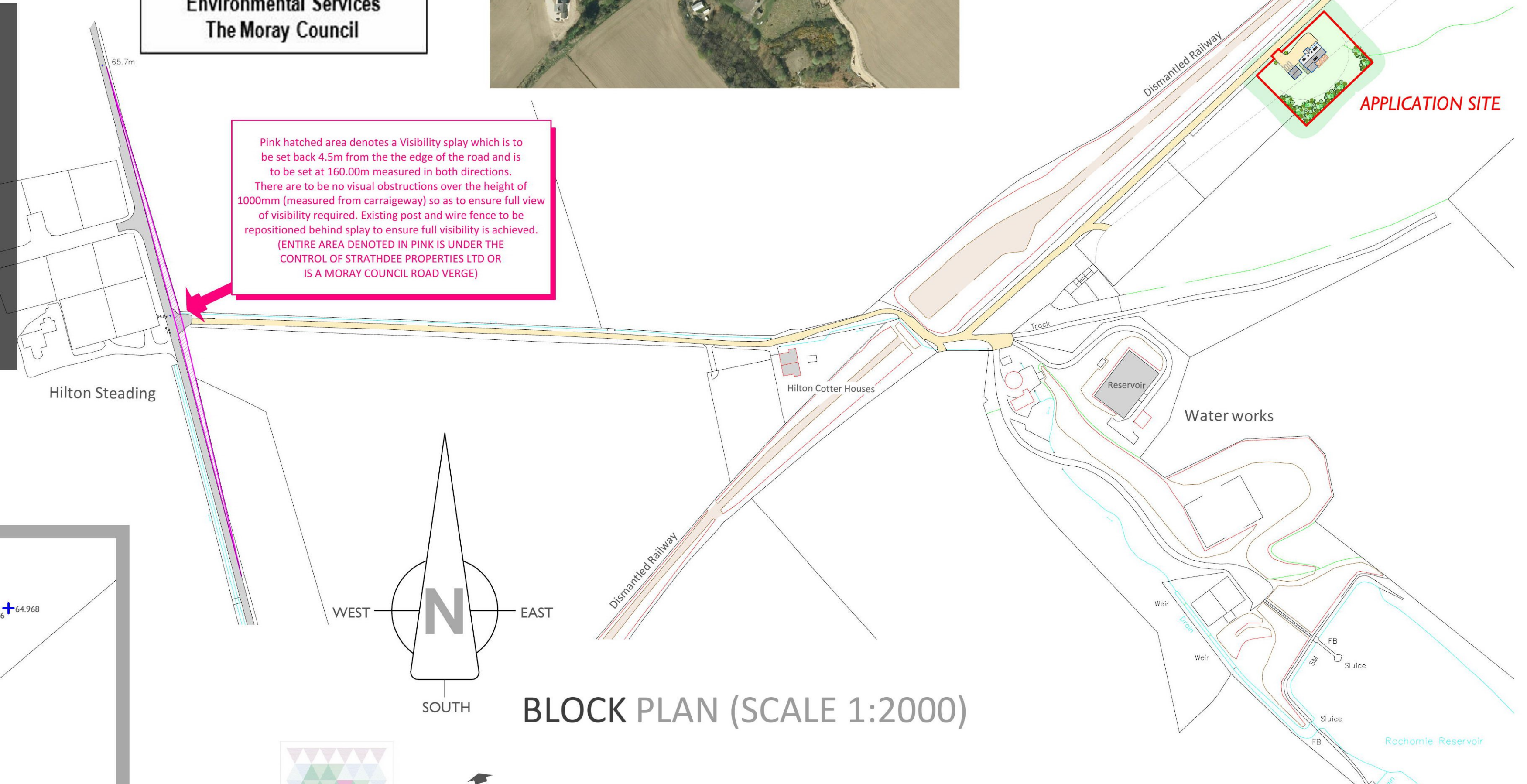
REFUSED

02 August 2016

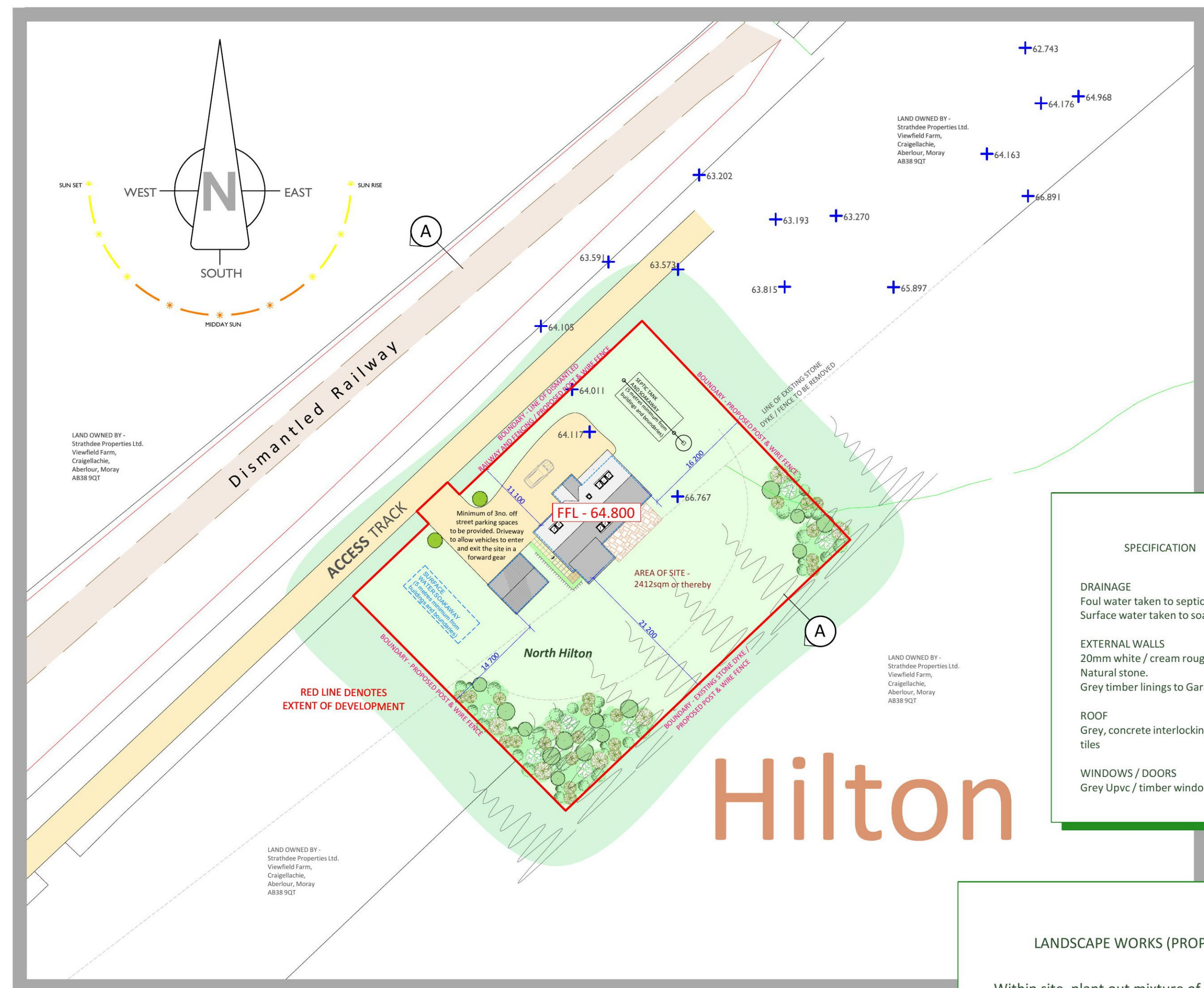
Development Management
 Environmental Services
 The Moray Council



Pink hatched area denotes a Visibility splay which is to be set back 4.5m from the edge of the road and is to be set at 160.00m measured in both directions. There are to be no visual obstructions over the height of 1000mm (measured from carriageway) so as to ensure full view of visibility required. Existing post and wire fence to be repositioned behind splay to ensure full visibility is achieved. (ENTIRE AREA DENOTED IN PINK IS UNDER THE CONTROL OF STRATHDEE PROPERTIES LTD OR IS A MORAY COUNCIL ROAD VERGE)



BLOCK PLAN (SCALE 1:2000)



SITE PLAN (SCALE 1:500)

SPECIFICATION

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

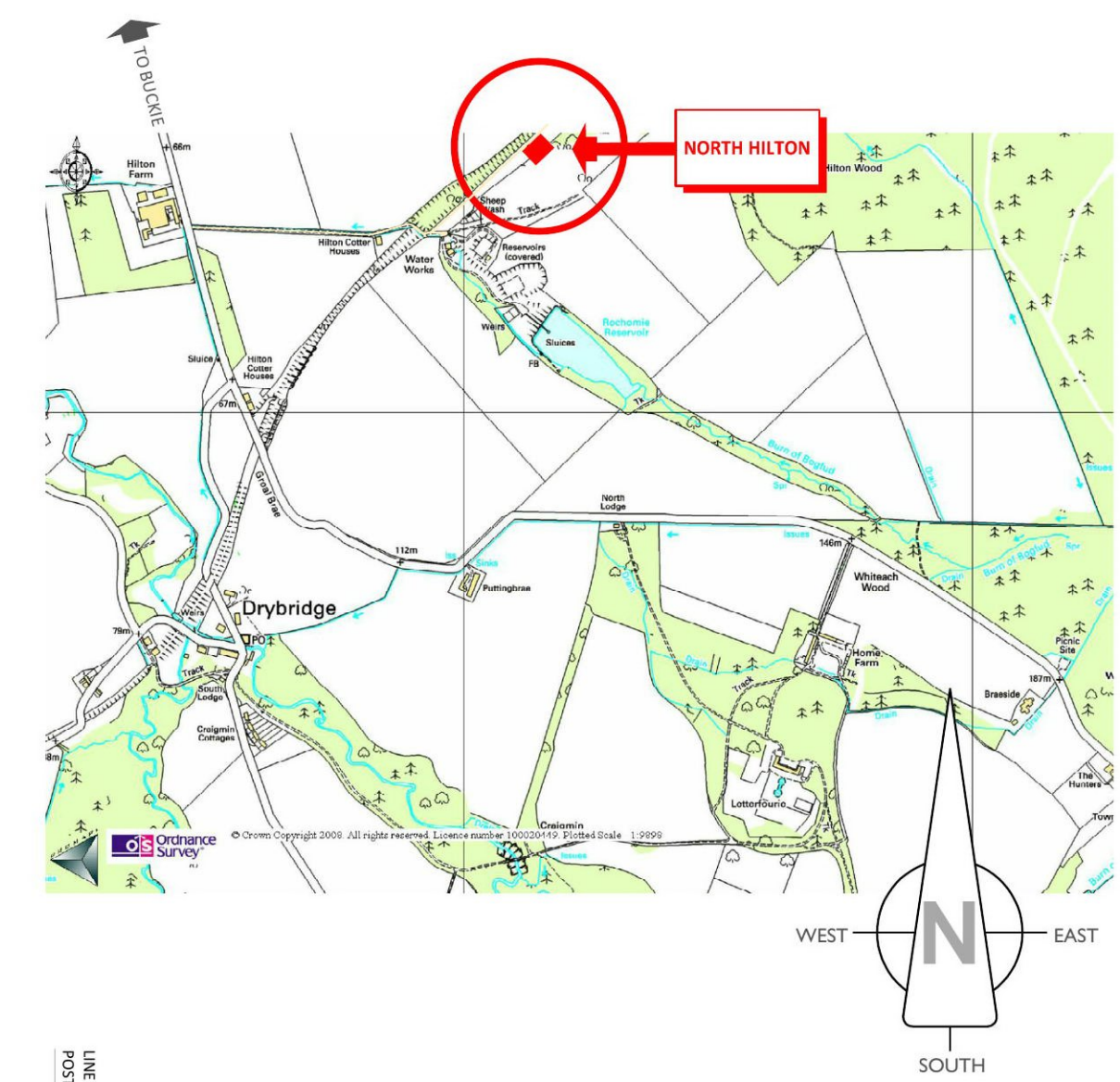
EXTERNAL WALLS
 20mm white / cream roughcast.
 Natural stone.
 Grey timber linings to Garage

ROOF
 Grey, concrete interlocking tiles

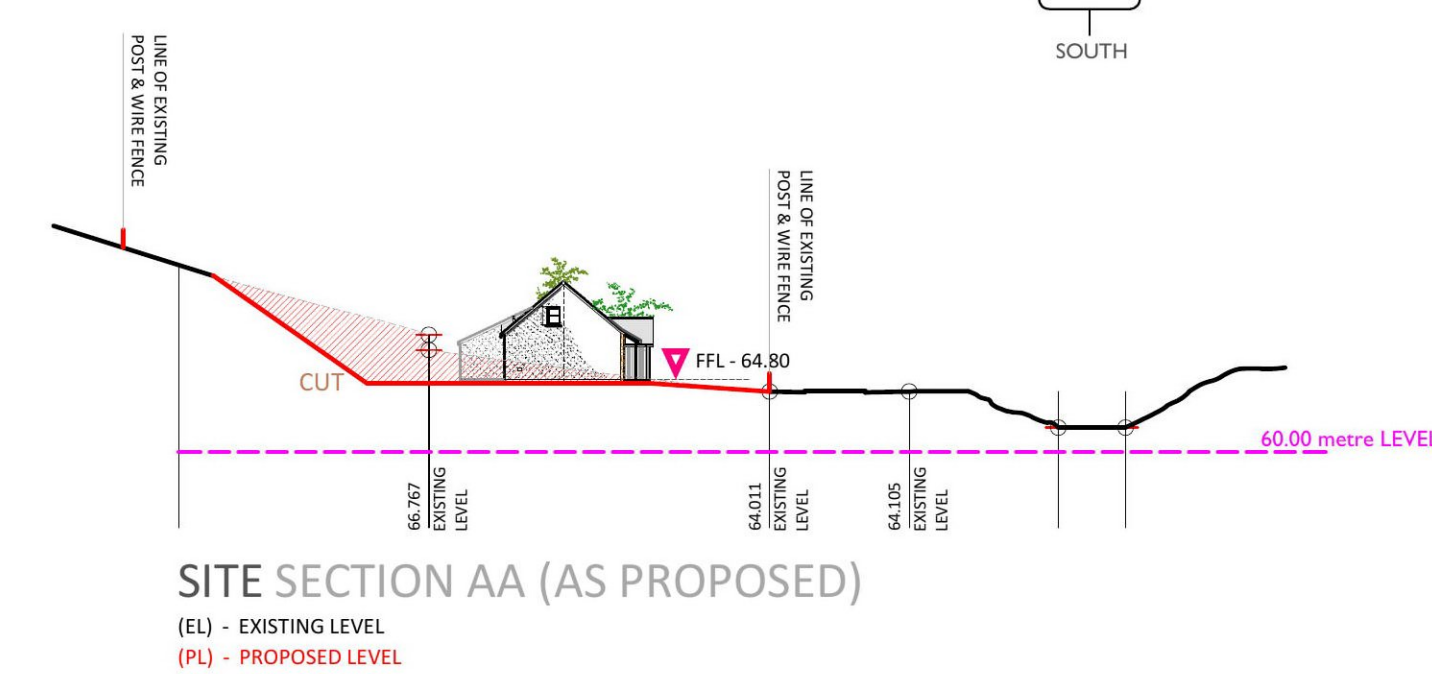
WINDOWS / DOORS
 Grey Upvc / timber windows

LANDSCAPE WORKS (PROPOSED)

Within site, plant out mixture of Birch, Larch, Rowan & Scot Pine trees and bushes at approx. 1.5m centres to give a 25% foliage cover. All trees to be at least 1.5m in height.



OS LOCATION PLAN (NOT TO SCALE)



SITE SECTION AA (AS PROPOSED)
 (EL) - EXISTING LEVEL
 (PL) - PROPOSED LEVEL

Strathdee Properties Ltd.

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



PROJECT
 Proposed erection of dwellinghouse with detached garage At North Hilton, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee

DRAWING DESCRIPTION
 PLANNING DRAWING - SITE INFORMATION

DRAWING no.
 NO-HILTON / PLANNING / 01

DRAWN BY
 S.Reid MCIAT
 Chartered Architectural Technologist

SCALE
 1:500 & AS STATED (A1)

DATE
 JUNE 2016

Proposed erection of dwellinghouse with detached garage
At North Hilton, Hilton Farm, by Buckie, Moray For Mr Gavin Strathdee
planning drawing - general arrangement

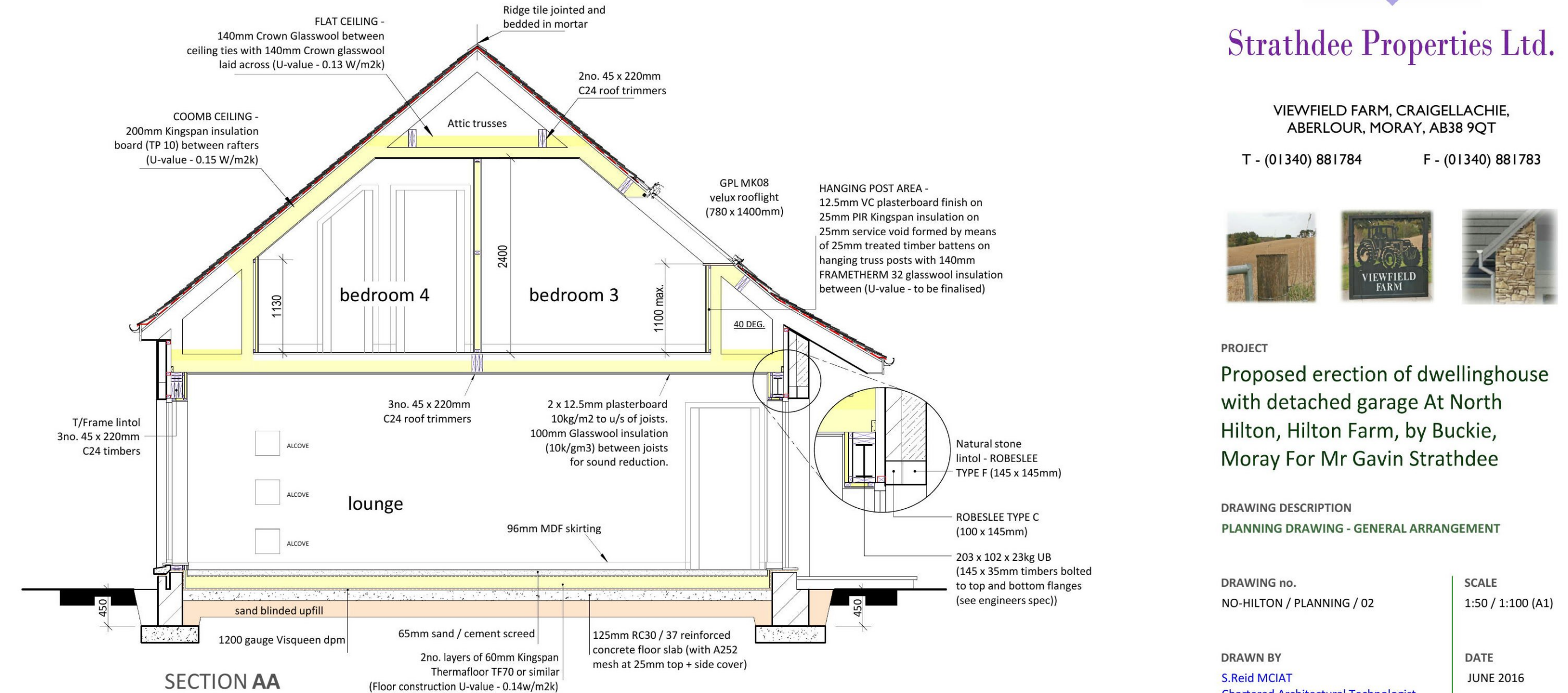
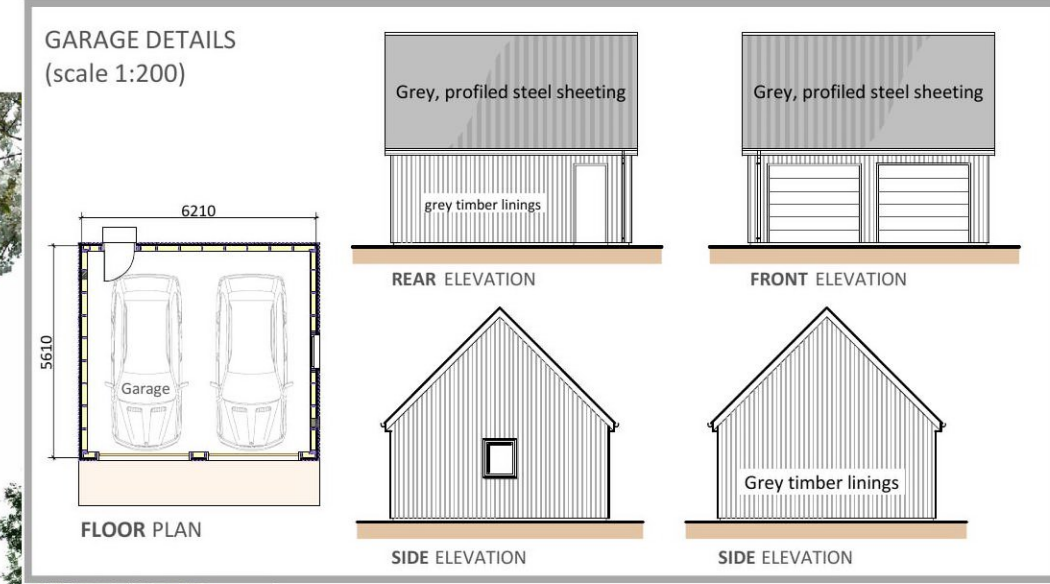
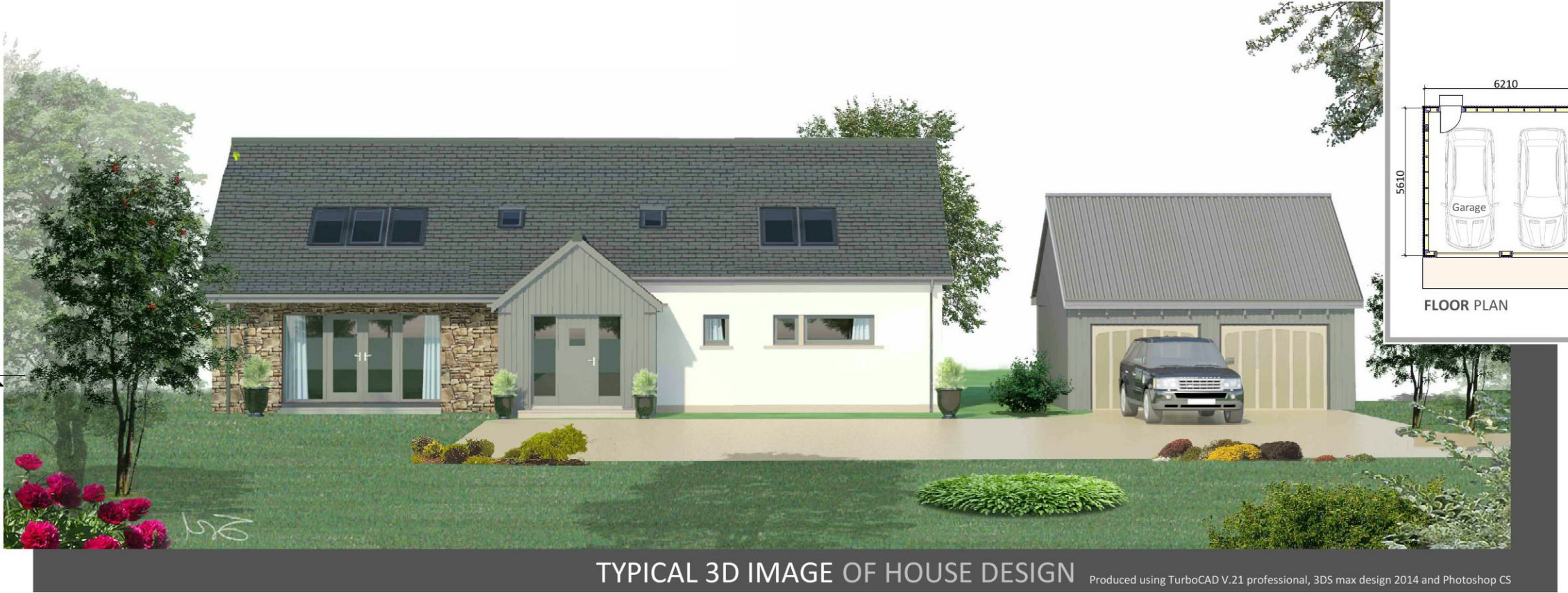
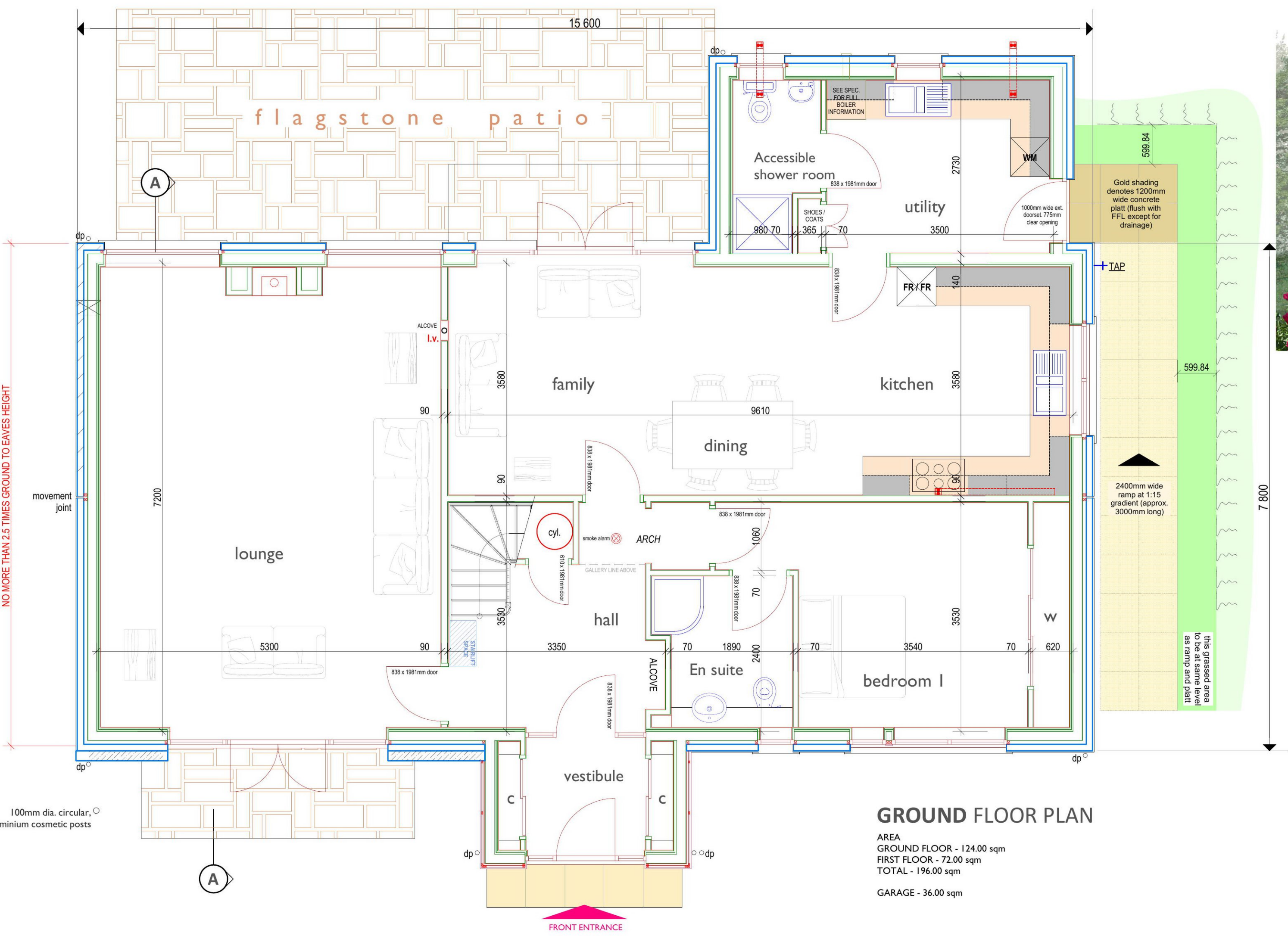
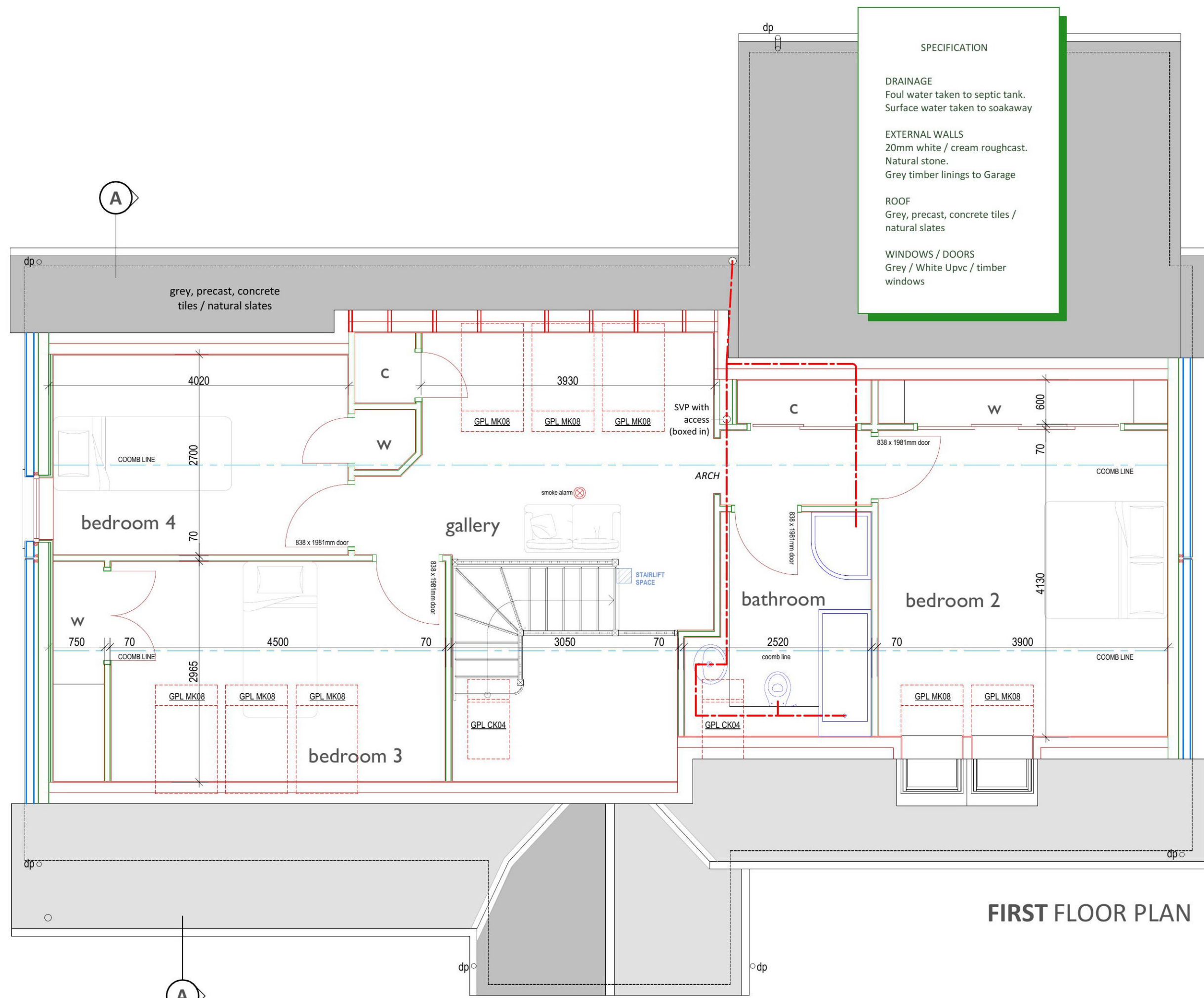
Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

02 August 2016

Development Management
Environmental Services
The Moray Council

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, precast, concrete tiles /
natural slates
WINDOWS / DOORS
Grey / White Upvc / timber
windows



Strathdee Properties Ltd.

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

PROJECT
Proposed erection of dwellinghouse
with detached garage At North
Hilton, Hilton Farm, by Buckie,
Moray For Mr Gavin Strathdee

DRAWING DESCRIPTION
PLANNING DRAWING - GENERAL ARRANGEMENT

DRAWING no.
NO-HILTON / PLANNING / 02

DRAWN BY
S.Reid MCIAT
Chartered Architectural Technologist

SCALE
1:50 / 1:100 (A1)

DATE
JUNE 2016

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th June 2016
Planning Authority Reference	16/00944/APP
Nature of Proposal (Description)	Erect dwellinghouse with detached garage at
Site	North Hilton Hilton Farm Buckie Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133069151
Proposal Location Easting	344164
Proposal Location Northing	863552
Area of application site (Ha)	2412 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O8JKR4BGIP900
Previous Application	15/01333/APP
Date of Consultation	14th June 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	██████████ ██████████ ██████████ ██████████
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	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@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: 16/00944/APP

Erect dwellinghouse with detached garage at North Hilton Hilton Farm Buckie 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"/> |

Contact: Adrian Muscutt
email address:
Consultee:

Date 15.6.16
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.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th June 2016
Planning Authority Reference	16/00944/APP
Nature of Proposal (Description)	Erect dwellinghouse with detached garage at
Site	North Hilton Hilton Farm Buckie Moray
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Site Gazetteer UPRN	000133069151
Proposal Location Easting	344164
Proposal Location Northing	863552
Area of application site (Ha)	2412 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O8JKR4BGIP900
Previous Application	15/01333/APP
Date of Consultation	14th June 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	██████████ ██████████ ██████████ ██████████
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	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

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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: Environmental Health Manager

Planning Application Ref. No: 16/00944/APP

Erect dwellinghouse with detached garage at North Hilton Hilton Farm Buckie 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"/> |

Contact: James McLennan

Date 17.6.16

email address: james.mclennan@moray.gov.uk

Phone No

Consultee:

Return response to	consultation.planning@moray.gov.uk
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**MORAY COUNCIL
PLANNING CONSULTATION RESPONSE**

From: The Moray Council, Flood Risk Management

Planning Application Ref. No:

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 | <input checked="" 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 type="checkbox"/> |

Reason(s) for objection

Conditions(s)

Further comments(s) to be passed to applicant

Further information required to consider the application

Contact: James Ross Date 16/6/2016
email address: James.ross@moray.gov.uk Phone No 01343 563771

Consultee: The Moray Council, Flood Risk Management

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	28th June 2016
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Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O8JKR4BGIP900
Previous Application	15/01333/APP
Date of Consultation	14th June 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Gavin Strathdee
Applicant Organisation Name	
Applicant Address	██████████ ██████████ ██████████ ██████████
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	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@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: 16/00944/APP

Erect dwellinghouse with detached garage at North Hilton Hilton Farm Buckie 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 full details of the widening of the C11L Drybridge-Deskford Road to a minimum carriageway width of 5.5 metres, with minimum verge widths of 2.0m either side of the widened road at the location shown on drawing no. HILTON-GLEN/ROAD-WIDE/01 shall be submitted to and approved in writing by the Council, as Planning Authority in consultation with the Roads Authority. For the avoidance of doubt the details shall include drainage infrastructure and supporting drainage calculations. Thereafter the road widening shall be constructed and completed in accordance with the approved details, prior to the occupation of the dwellinghouse.
2. A visibility splay of 4.5m x 160m shall be provided and maintained at the access in both directions, clear of any obstruction above 0.6 in height (measured from the level of the carriageway).
3. 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.

REASONS

1. To ensure acceptable infrastructure to access the development through the provision of details currently lacking.
2. To enable drivers of vehicles entering or exiting the site 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.

3. To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development.

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 commencing development the applicant is obliged to apply for Construction Consent in accordance with Section 21 of the Roads (Scotland) Act 1984 for new roads. The applicant will be required to provide technical information, including drawings and drainage calculations, and provide a Road Bond to cover the full value of the works in accordance with the Security for Private Road Works (Scotland) 1985 Regulations. Advice on this matter can be obtained from the Moray Council web site or by emailing transport.develop@moray.gov.uk .

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

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

Date 27 June 2016

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.

REPORT OF HANDLING

Ref No:	16/00944/APP	Officer:	Iain T Drummond
Proposal Description/ Address	Erect dwellinghouse with detached garage at North Hilton Hilton Farm Buckie Moray		
Date:	02.08.2016	Typist Initials:	LMC

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	17/06/16	No objections
Contaminated Land	15/06/16	No objections
Transportation Manager	27/06/16	No objections subject to conditions and informatives
Scottish Water		No response received
Moray Flood Risk Management	16/06/16	No objections

DEVELOPMENT PLAN POLICY		
Policies	Dep	Any Comments (or refer to Observations below)
PP1: Sustainable Economic Growth	Y	
PP3: Placemaking		
H7: New Housing in the Open Countryside	Y	
EP5: Sustainable Urban Drainage Systems		
EP9: Contaminated Land		
EP10: Foul Drainage		
T2: Provision of Access		
T5: Parking Standards		
IMP1: Developer Requirements	Y	
IMP3: Developer Obligations		

REPRESENTATIONS		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The Proposal

- Detailed planning permission for the erection of a one and a half storey house with detached garage.
- Use of a public water supply is proposed with foul drainage disposed of via a septic tank and soakaway.

The Site

- The site is located within a small valley which lies to the south of a disused railway line.
- Planning permission has been granted for the erection of two dwellinghouses to the southwest.

Appraisal

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 Development Plan 2015 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below.

Visual impact & Siting (PP1, H7 & IMP1)

Policy H7 of the Moray Local development Plan 2015 assumes in favour of an application for a new house in the open countryside provided all of the following requirements are met:

- It reflects the traditional pattern of settlement in the locality and is sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field) will not be acceptable;
- It does not detract from the character or setting of existing buildings or their surrounding area when added to an existing grouping or create inappropriate ribbon development;
- It does not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications; and
- At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways).

Policy IMP1 also stipulates that development must be in keeping with the scale character and density of the surrounding area and integrated into the surrounding landscape. Policy PP1 highlights that developments should safeguard the quality of the natural and built environment.

In this case the proposed site has the required 50% mature boundary enclosure and is not considered to constitute obtrusive development, under the terms of points a and d of policy H7.

However, in terms of requirements b and c, the proposed site is located adjacent to an existing pair of house sites approved under applications 14/00164/APP and 13/00692/APP. Approximately 115m to the south/southeast are a further two approved house sites 14/01516/APP and 15/00481/APP and 225m to the east there is another approved house site 14/00720/APP. In addition to all of the above consented development, within approx. 1km to the west of the site there are a further 16 relatively recently consented house sites/constructed houses which significantly add to the developed feel of the area.

Points b and c of policy H7 aim to avoid build-up of development within the open countryside or create inappropriate ribbon development, which is seen to have an adverse impact on the character of the surrounding rural area. This is emphasised further with the Housing in the Countryside Supplementary Planning Guidance where on pages 13 and 14, build-up of modern development in any given location within the countryside is strongly discouraged as outlined in the following extracts from the guidance,

"Whilst a proposal may reflect the traditional pattern of settlement it may not always be appropriate. 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. Where a considerable level of development has taken place, another dwelling may adversely impact on the distinctive rural qualities of the area (e.g. open appearance or ambience)."

"Whilst hidden from view by trees, the cumulative impact of such proposals can alter the rural character and ambience of an area. Increased traffic movements, road junctions, bin collections, etc. can urbanise the countryside and erode its tranquil qualities."

The guidance then moves on to identify specific areas where build up is recognised as an existing problem and whilst the area surrounding the proposed site is not included within this list of areas, this list is not exhaustive, nor does it preclude the refusal of applications on build-up grounds elsewhere within Moray.

Due to the number of sites already granted planning permission in relatively close proximity to the site, and when viewed in conjunction with the neighbouring approved house sites the proposal will result in an unacceptable build-up of development in this area and an inappropriate ribbon of development along the side of the disused railway, to the detriment of the character of the surrounding countryside and as such is recommended for refusal on this basis.

For the avoidance of doubt there are no issues with this application in terms of design, water supply, drainage, contaminated land or privacy impact.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY				
Reference No.	Description			
15/01333/APP	Erect dwellinghouse with detached garage at Hilton Glen Hilton Farm Buckie Moray			
	Decision	Refuse	Date Of Decision	11/09/15

ADVERT		
Advert Fee paid?	N/A	
Local Newspaper	Reason for Advert	Date of expiry

DEVELOPER CONTRIBUTIONS (PGU)	
Status	None sought

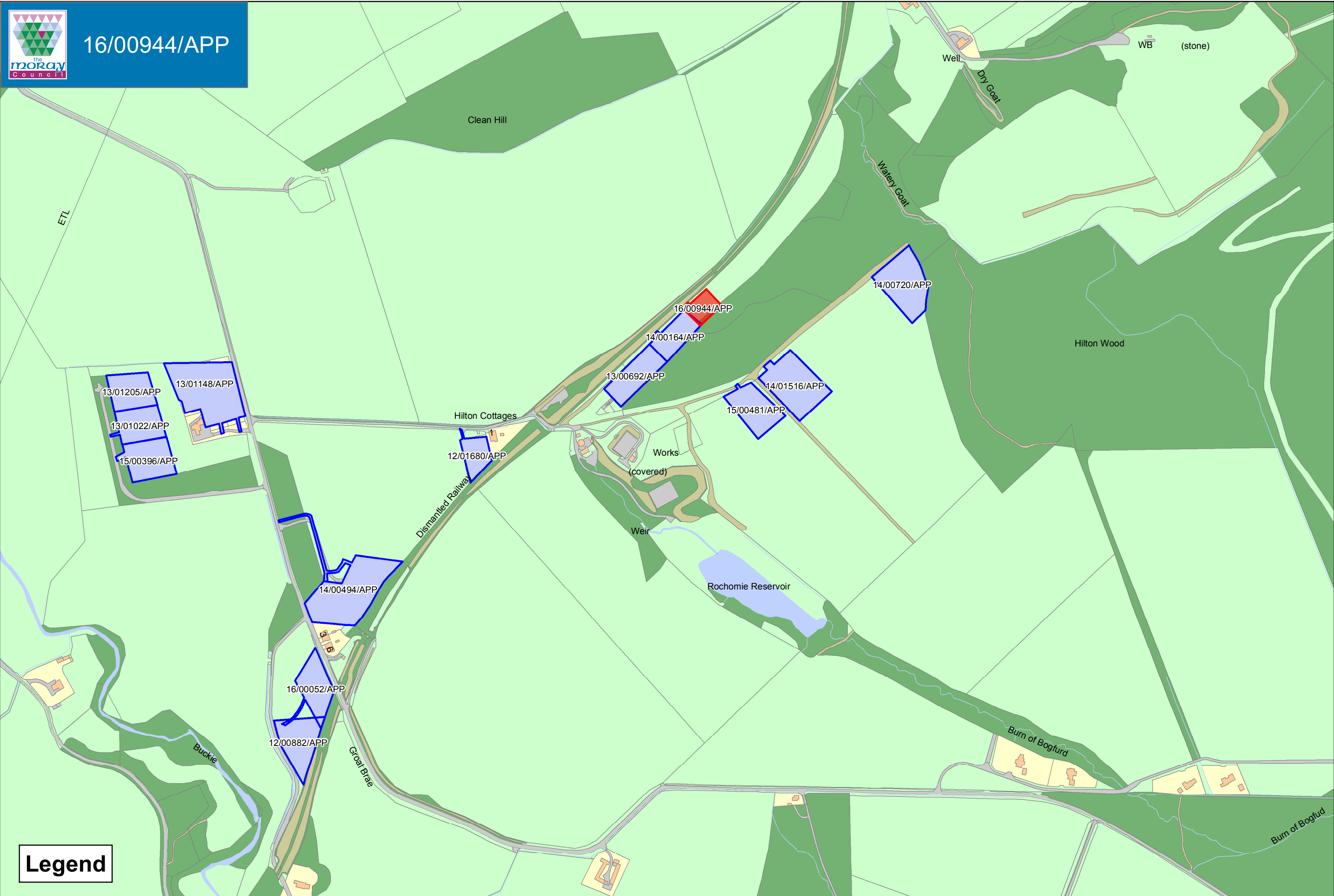
DOCUMENTS, ASSESSMENTS etc. *		
* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc		
Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

S.75 AGREEMENT		
Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

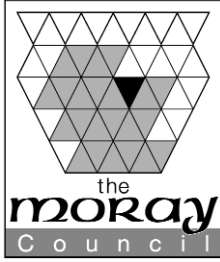
DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)			
Section 30	Relating to EIA		NO
Section 31	Requiring planning authority to provide information and restrict grant of planning permission		NO
Section 32	Requiring planning authority to consider the imposition of planning conditions		NO
Summary of Direction(s)			



16/00944/APP



Legend



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

REFUSAL OF PLANNING PERMISSION

**[Keith And Cullen]
Application for Planning Permission**

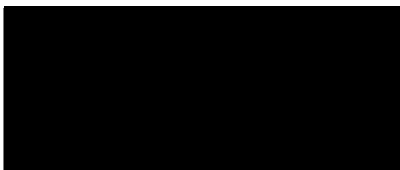
TO Mr Gavin Strathdee
c/o Strathdee Properties Limited
Viewfield Farm
Craigellachie
Aberlour
Moray
AB38 9QT

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 detached garage at North Hilton Hilton Farm Buckie Moray

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

Date of Notice: **2 August 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 application does not comply with Moray Local Development Plan 2015 policies H7, IMP1 and PP1 for the following reasons:

1. The site when viewed in conjunction with other approved and existing houses in the surrounding area leads to an uncharacteristically high density of rural housing, which results in an unacceptable build-up of residential development, to the detriment of the character of this open area of countryside.
2. The site when viewed in conjunction with the two neighbouring approved house sites will result in an inappropriate ribbon of development along the side of the disused railway to the detriment of the character of the surrounding countryside.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference	Version	Title
NO-HILTON/PLANNING	/02	Elevations and floor plans
NO-HILTON/PLANNING	/01	Site and location plan
NO-HILTON/PLANNING	/NTS	Location plan - NTS

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.