

David Dittman
Heron Ridge
Rafford
Forres
IV36 2RH

The Clerk
Moray Council Local Review Body
Legal and Committee Services
Council Offices
High Street
Elgin
IV30 1BX

30 SEP 2020

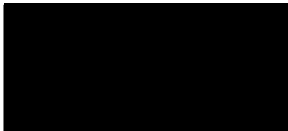
29th September 2020

Dear Sir/ Madam

Review of application 20/00718/APP

Please find herewith my clients application for a review of the recently received planning decision

Regards



David Dittman

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	Ms	Ref No.	
Forename	Karen	Forename	David
Surname	Collins	Surname	Dittman
Company Name	Naturally Useful	Company Name	
Building No./Name	c/o Marcassie Farm	Building No./Name	Heron Ridge
Address Line 1	Rafford	Address Line 1	Rafford
Address Line 2		Address Line 2	
Town/City	Forres	Town/City	Forres
Postcode	IV36 2RH	Postcode	IV36 2RH
Telephone		Telephone	01309 675090
Mobile		Mobile	07796 263 907
Fax		Fax	
Email		Email	daviddittman123@gmai.com
3. Application Details			
Planning authority	Moray Council		
Planning authority's application reference number	20/00718/APP		
Site address	Site at Marcassie Farm, Rafford, Forres, Moray IV36 2RH		
Description of proposed development	Small house to support further development of Naturally Useful		

Date of application

15th June 20

Date of decision (if any)

24th Sept 20

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)

Application for planning permission in principle

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

Application for approval of matters specified in conditions

5. Reasons for seeking review

Refusal of application by appointed officer

Failure by appointed officer to determine the application within the period allowed for determination of the application

Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

One or more hearing sessions

Site inspection

Assessment of review documents only, with no further procedure

} *If deemed necessary*

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Whilst we acknowledge that the refusal was based on the current housing policy for Rafford this application has a wider scope and supports the development of a model sustainable business and tourism in the area. It is registered as a social enterprise for the benefit of the local community and the application has received written support from all the immediate neighbours.

In making the application we have provided extensive information to support the community interest and sustainability arguments and we see a great many benefits in this going forward. We hope that in the review process the discussion can be widened to include the broader picture and we would be pleased to provide any additional information you feel supports the ongoing discussion

We trust all forms and correspondence previously supplied will be available to the review body and we consider that these adequately present our case

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requesting a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

[Redacted Signature]

Name:

David Dittman

Date:

29th Sept 20

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.