

20/00718/APP

15 JUN 2020

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please refer to the accompanying Guidance Notes when completing this application
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	Marcassie Farm	Building No./Name	
Address Line 1	Rafford	Address Line 1	Heron Ridge
Address Line 2		Address Line 2	Rafford
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@gmail.com

3. Postal Address or Location of Proposed Development (please include postcode)

Plot north of Marcassie Farm
Rafford
Forres
IV36 2RH

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application

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

- Planning Permission
- Planning Permission in Principle
- Further Application*
- Application for Approval of Matters Specified in Conditions*
- Application for Mineral Works**

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

*Please provide a reference number of the previous application and date when permission was granted:

Reference No: Date:

**Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.

5. Description of the Proposal

Please describe the proposal including any change of use:

Erection of small house to support local business

Is this a temporary permission?

Yes No

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes No

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

1.72 ha

Square Metre (sq.m.)

8. Existing Use

Please describe the current or most recent use:

Part of field used for willow growing and willow craft production

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain 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 changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain 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?

N/A

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

c.10 adjacent to plot

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

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

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

Yes, connecting to a public drainage network
No, proposing to make private drainage arrangements
Not applicable – only arrangement for water supply required

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 show more details on your plans and supporting information

What private arrangements are you proposing?
Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)
Other private drainage arrangement (such as a chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes No

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network? Yes No

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

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding? Yes No

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

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling) Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? Yes No

If yes how many units do you propose in total?

one

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

15. For all types of non housing development – new floorspace proposed

Does your proposal alter or create non-residential floorspace? Yes No

If yes, please provide details below:

Use type:

If you are extending a building, please provide details of existing gross floorspace (sq.m):

Proposed gross floorspace (sq.m.):

Please provide details of internal floorspace(sq.m)

Net trading space:

Non-trading space:

Total net floorspace:

16. Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.

17. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

DECLARATION

I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

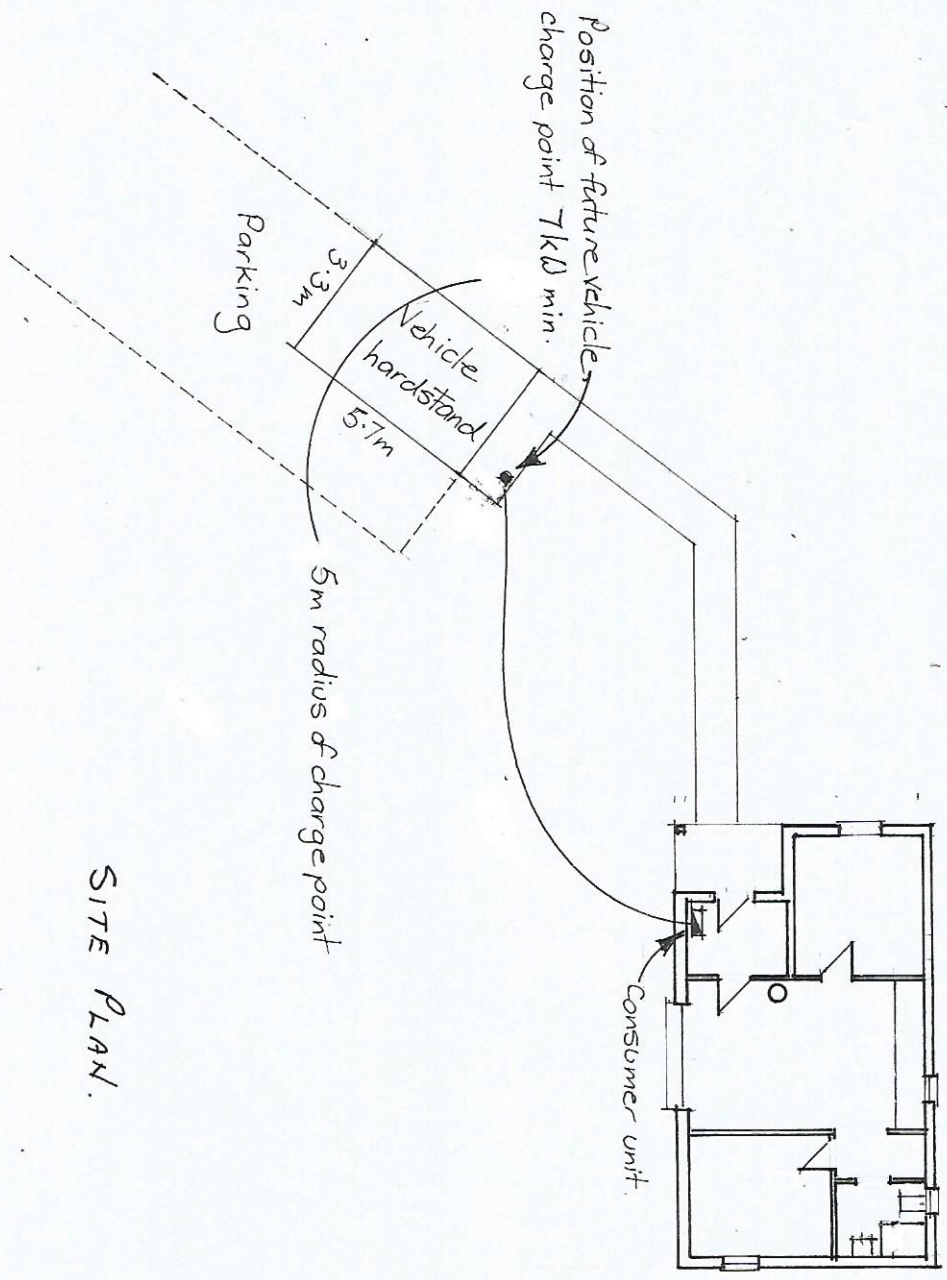
I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

~~I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants~~ Yes No N/A

Signature: Name: Date:

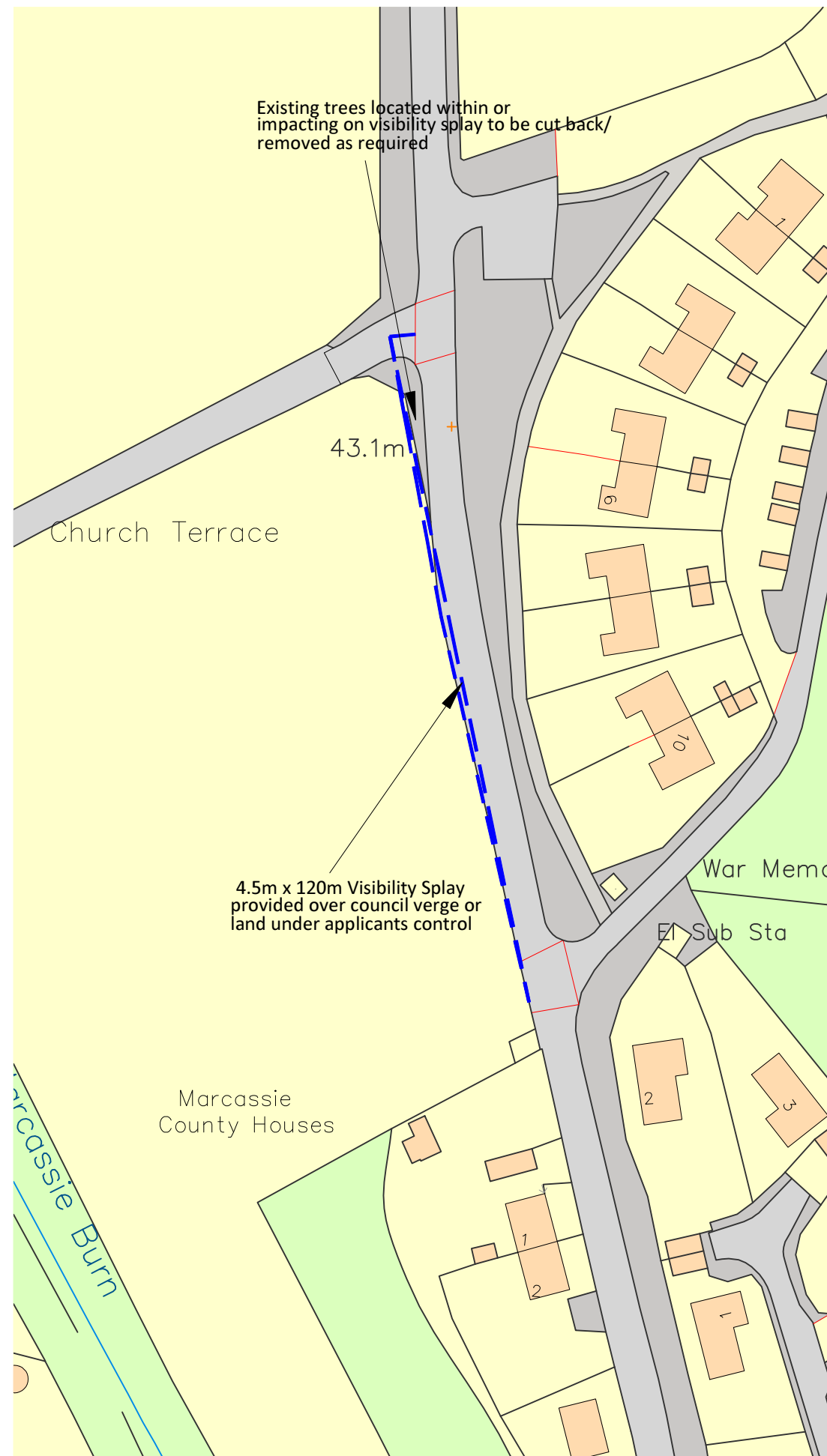
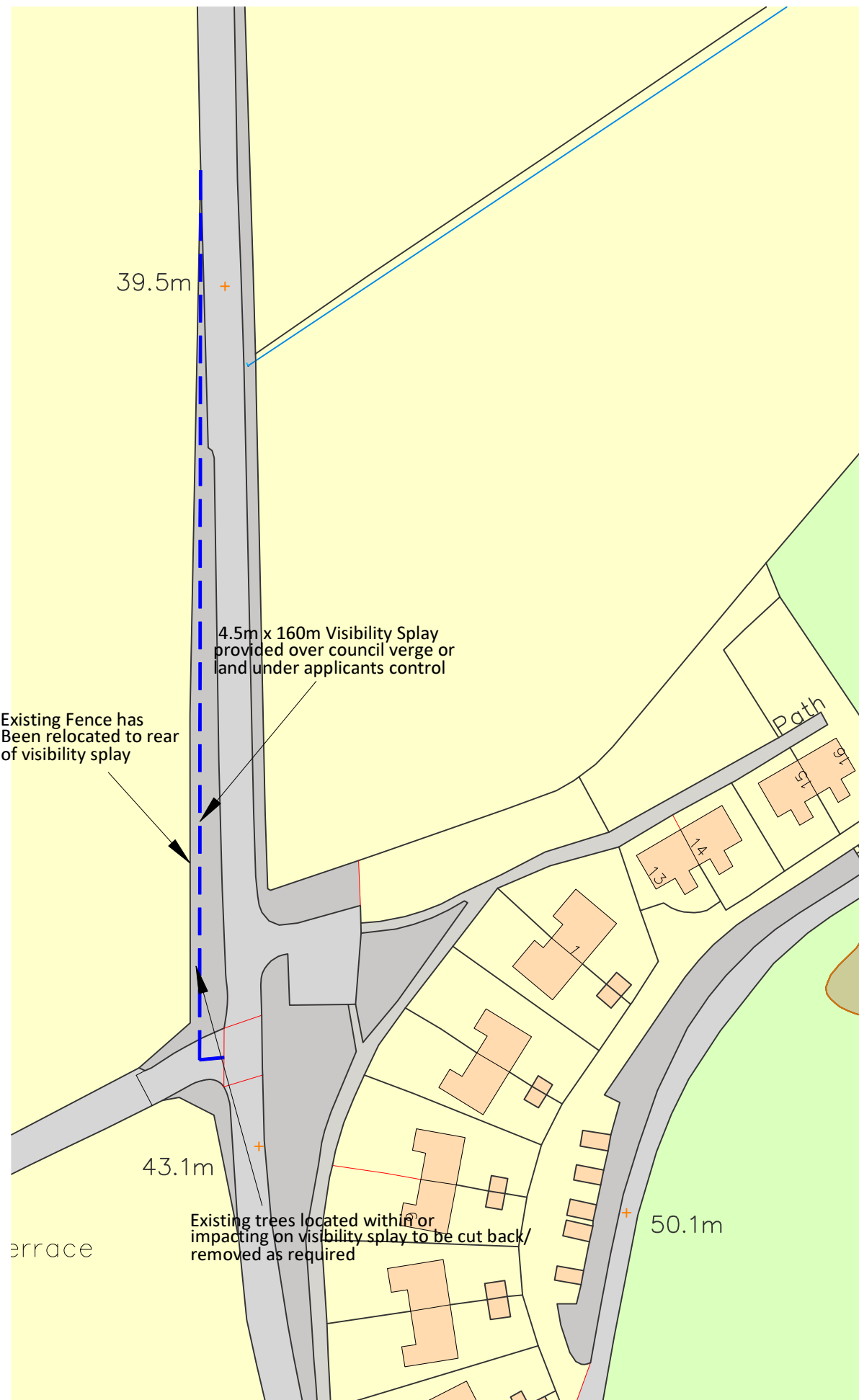
Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

HOUSE AT MARCASSIE FOR KAREN COLLINS



SITE PLAN.





Notes:

Area within splay to be maintained at the beginning of the summer season with additional cutting carried out as required or at The Moray Council Transportation departments request to ensure the area remains clear of any obstruction over 0.6m at all times.

All boundary fences to be set back out with the 4.5m requirements for the visibility splay.

The applicant will be responsible for the maintenance of the visibility splay.

A	Maintenance Regime Amended	GM	Sep20
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

CLIENT:
**C/O David Dittman
 Heron Ridge
 Rafford**

SITE:
**Marcassie
 Rafford**

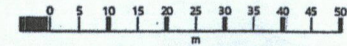
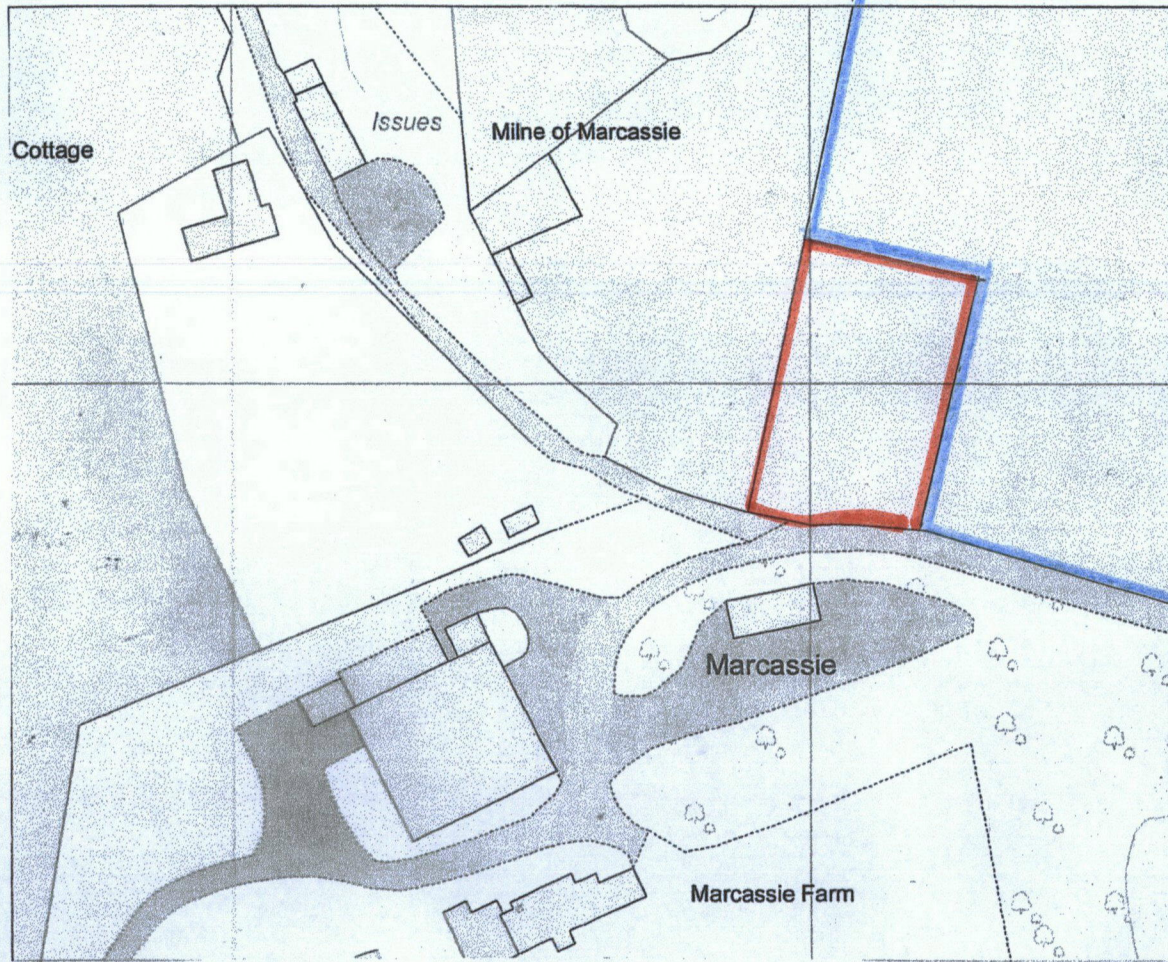
TITLE:
Access and Visibility

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:1000/250	APR18	GM	
PROJECT NO:	DRAWING NO:	REVISION:	
MF01	900	A	

L o c a t i o n

20/00718/APP

15 JUN 2020



Wednesday, September 25, 2019, ID: M4P-00829996
www.nicolsondigital.com

1:1250 scale print at A4, Centre: 305662 E, 856665 N

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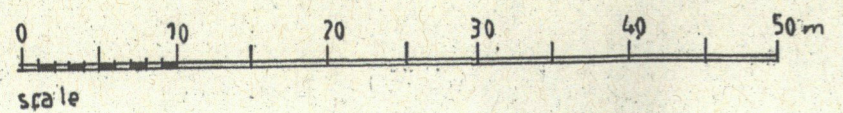
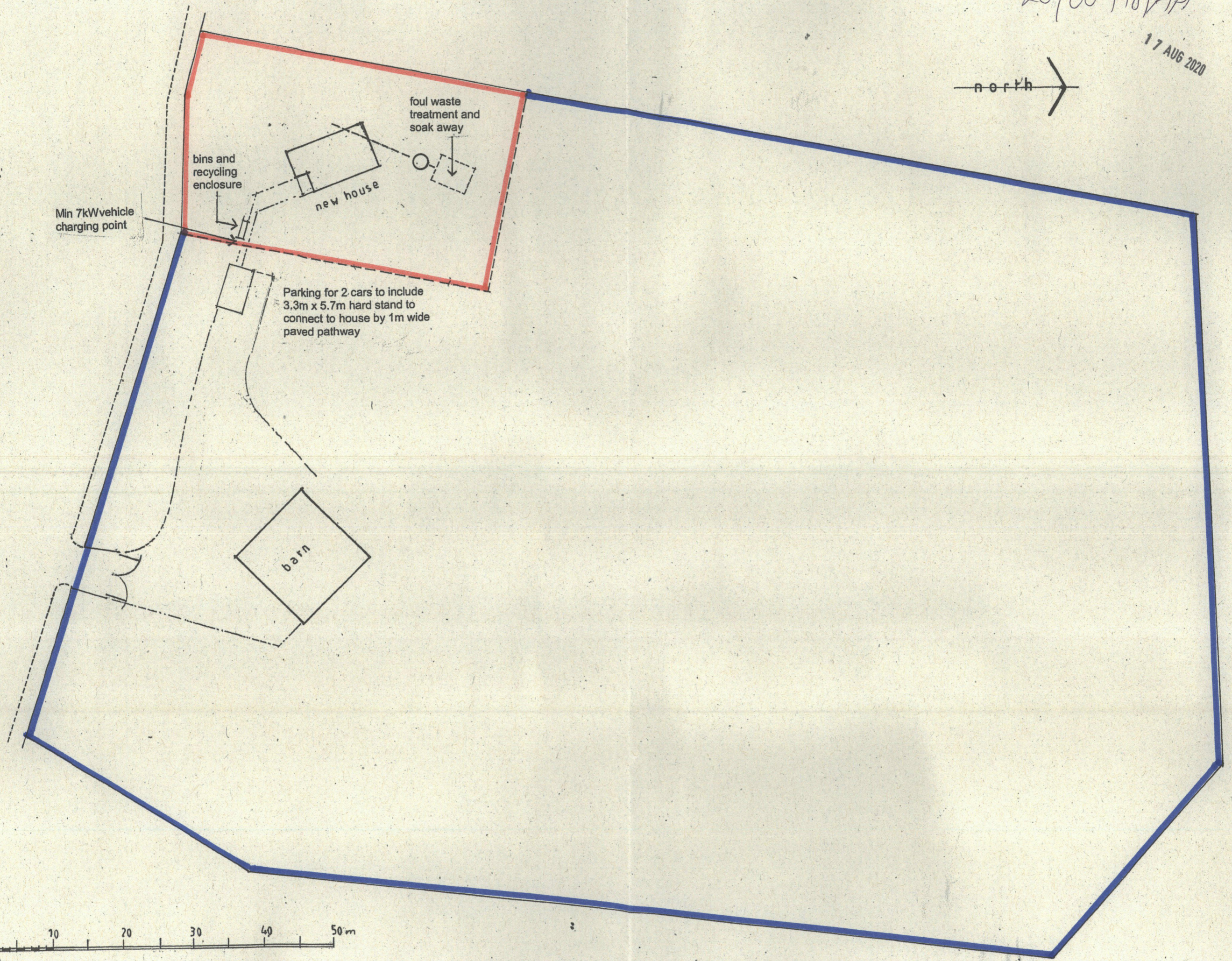
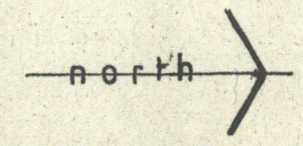


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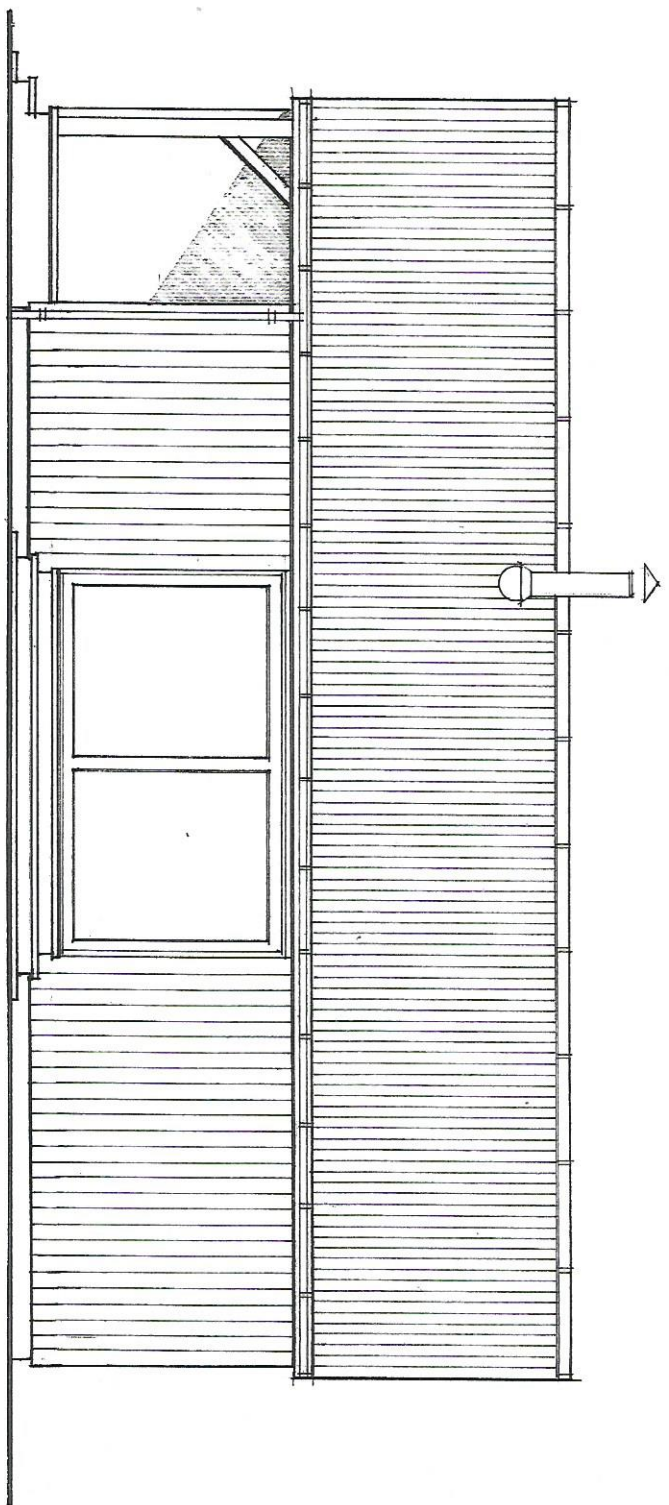
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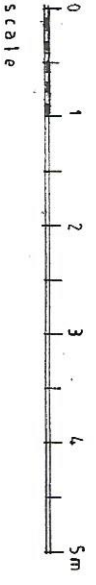
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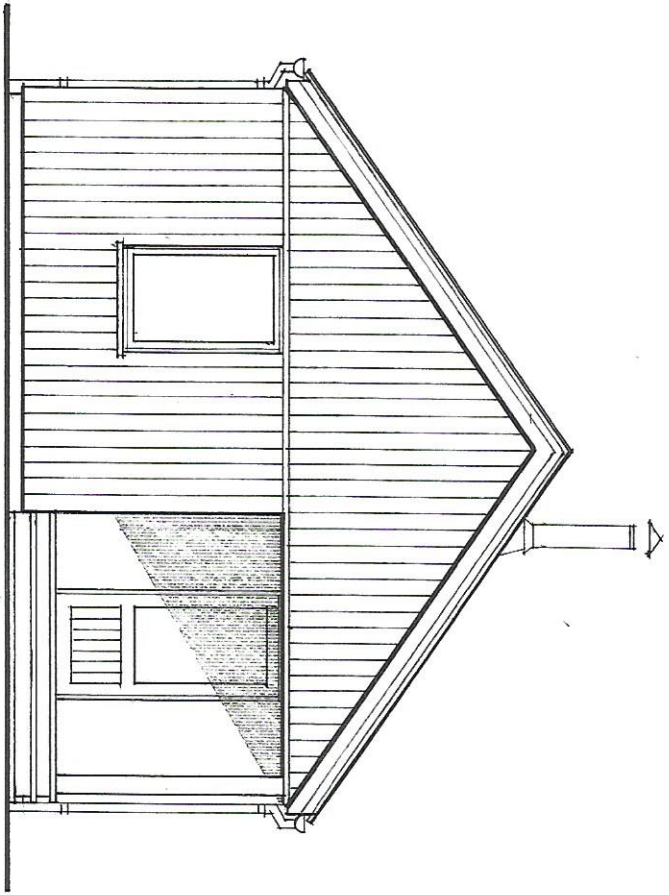


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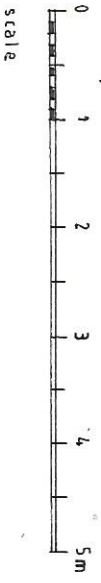
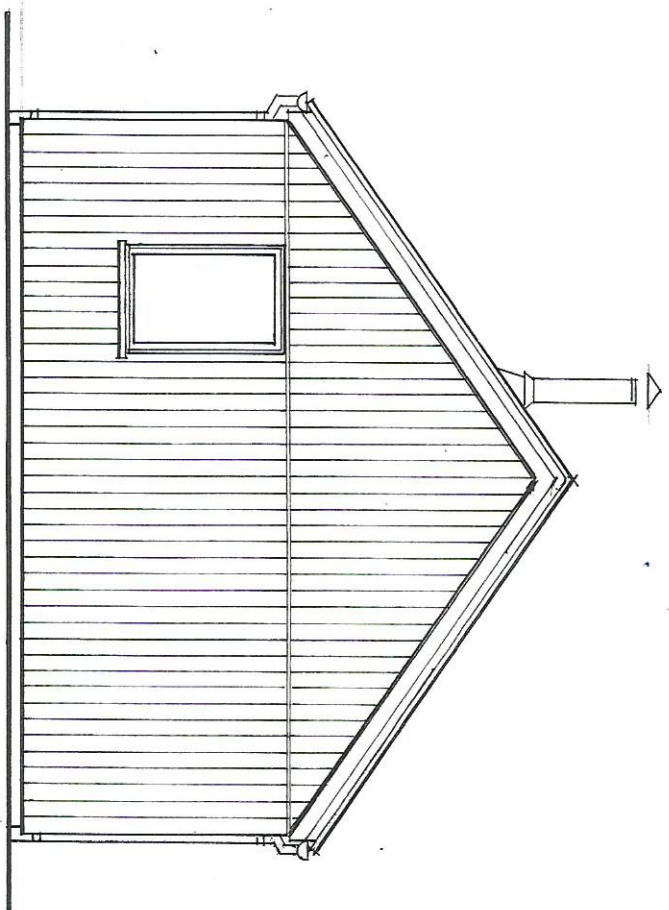


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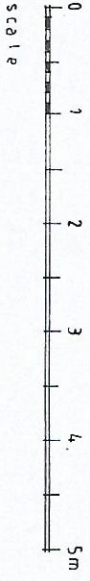
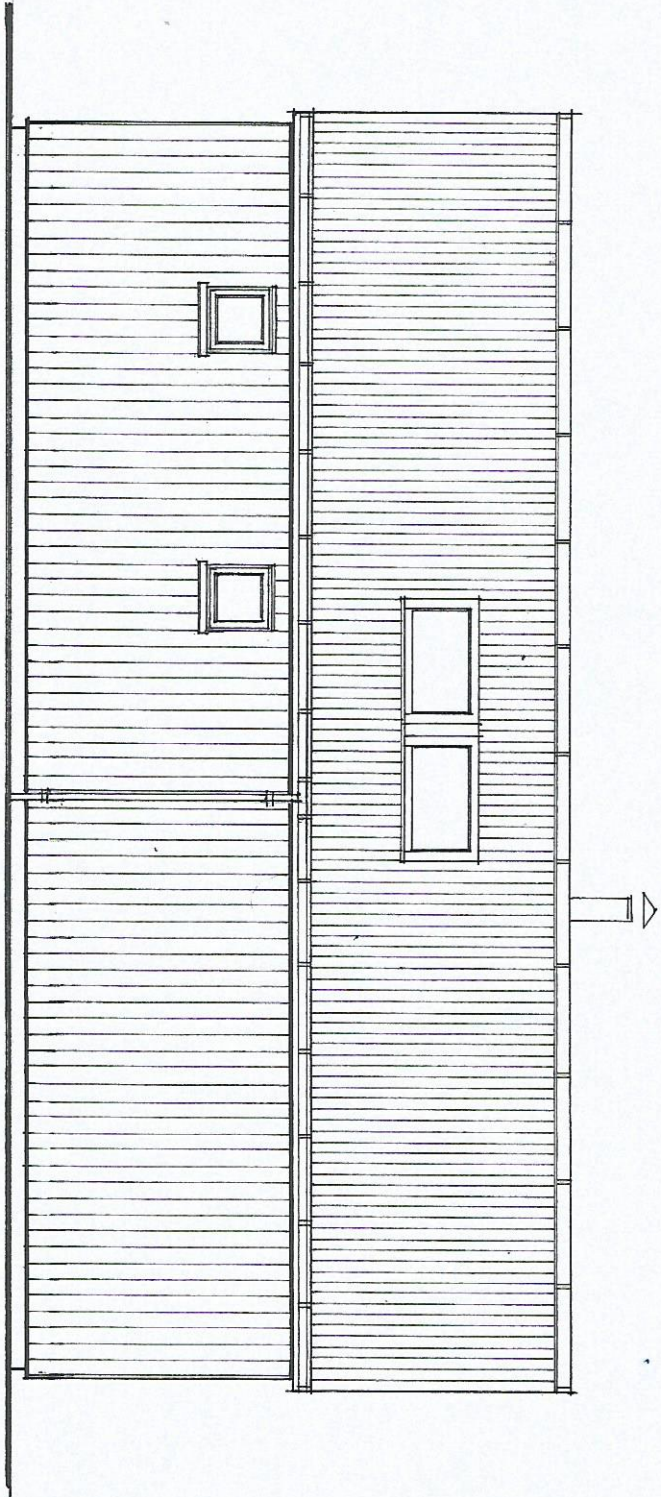
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e l e v a t i o n s

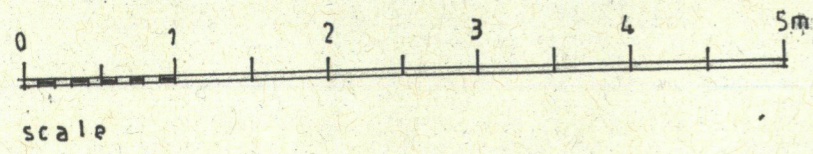
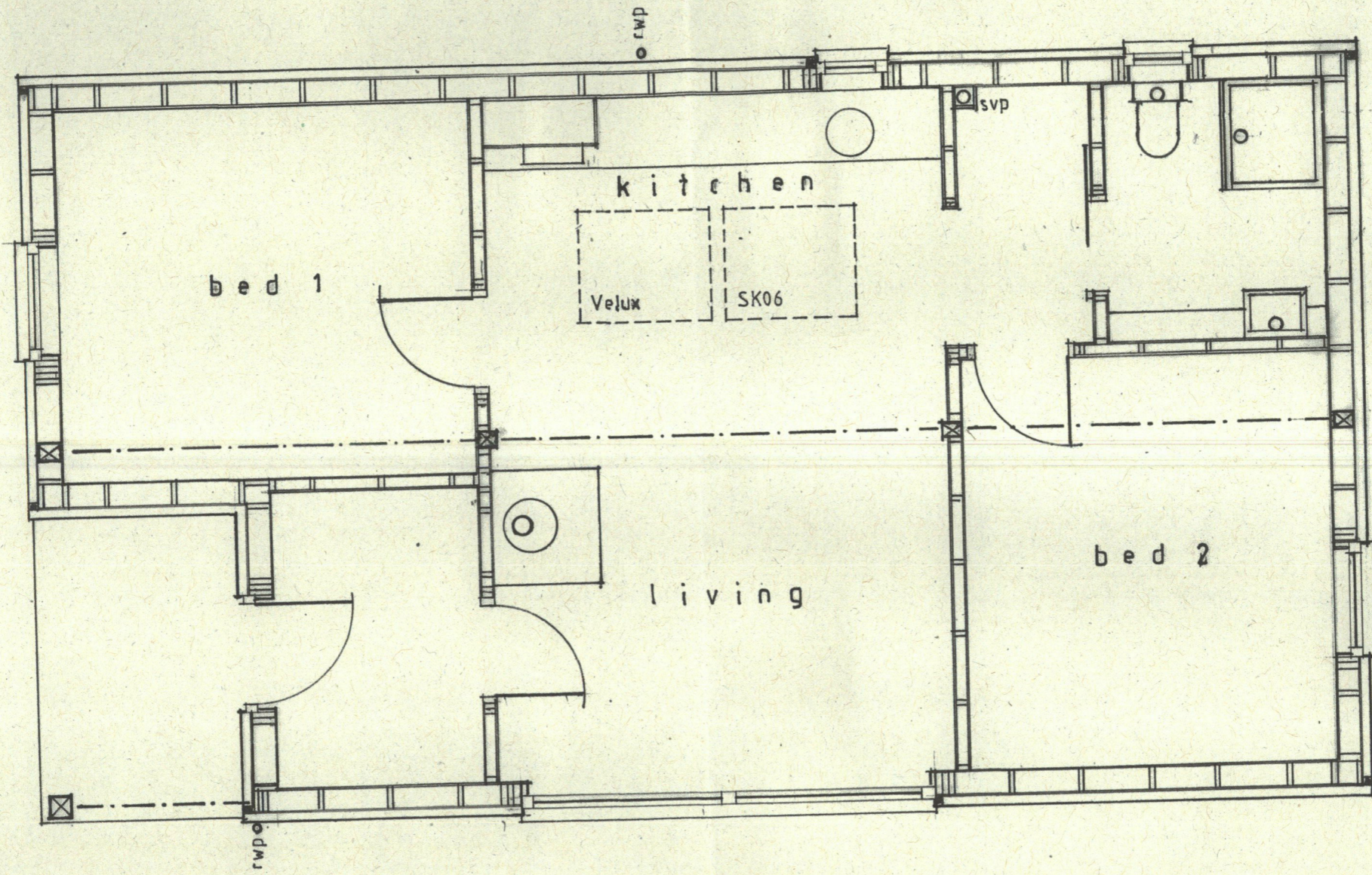


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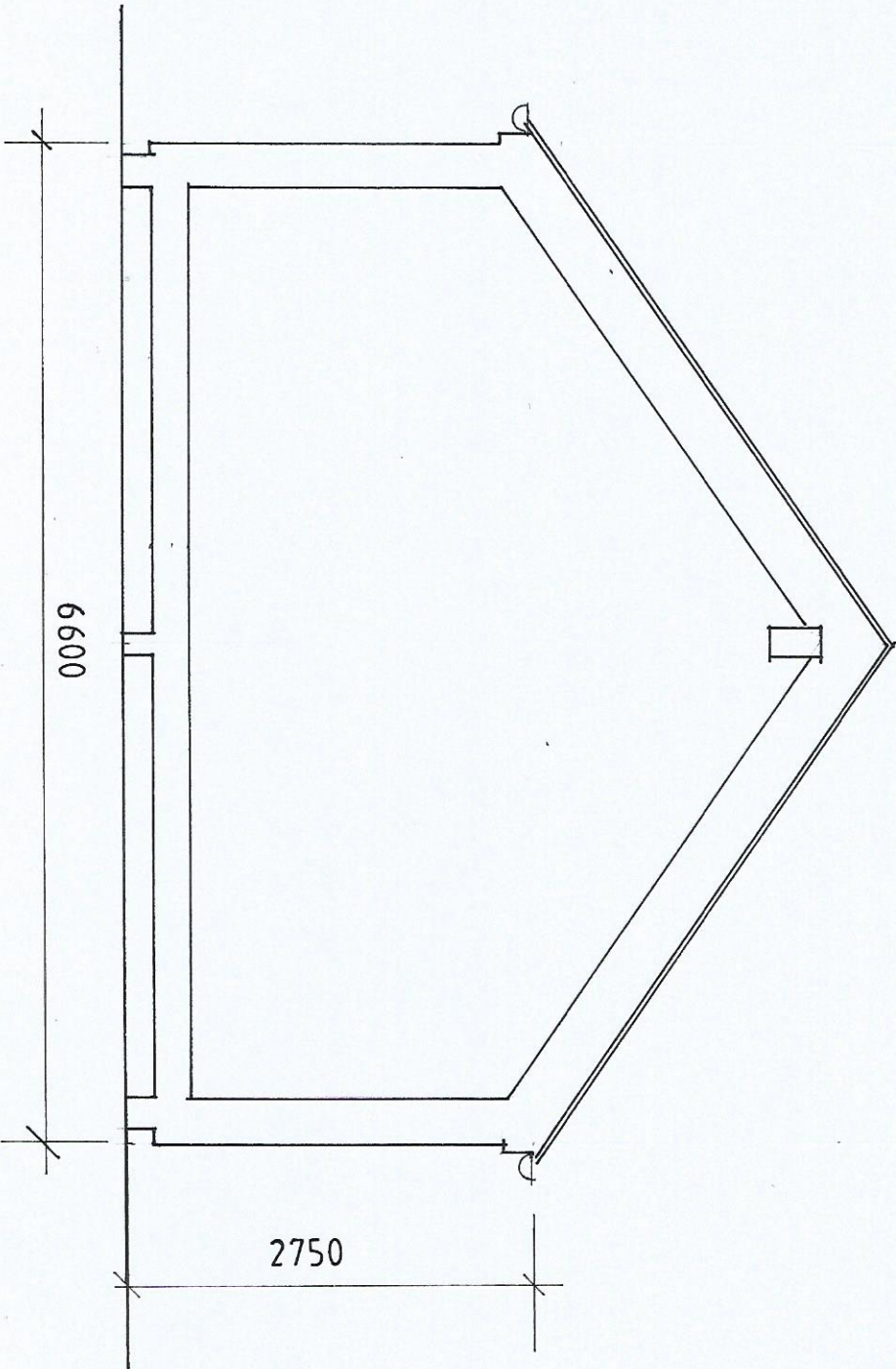
20/00718/APP

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15 JUN 2020



HOUSE AT MARCASSIE FOR KAREN COLLINS 20/00718/APP



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1
2
3
4
5m
scale

section



Coming soon at Naturally Useful The Ultimate Gap Year Immersion in Craft and Survival Skills

Naturally Useful

01309 675052.
info@naturallyuseful.co.uk

www.naturallyuseful.co.uk for more detail.

Marcassie Farm
Rafford
Forres, Moray
IV36 2RH



In an increasingly uncertain and dehumanising world, we want to empower individuals and groups to re-discover their innate human capacity for surviving and thriving with few resources and in cooperation with the natural world. Our year long immersion will cover everything from basic bushcraft survival skills, to the creation of beautiful and useful implements for home and life, using both traditional and innovative craft techniques. Participants will also work with us during the year to build a tiny house/ strawbale cabin on our land at Marcassie Organic Farm in Rafford, Scotland, and thereby learn all the techniques necessary to build a similar construction for themselves.

Bushcraft skills

- Hunting
- Fishing
- Fire lighting
- Shelter Building
- Foraging
- Orienteering
- much more

Craft work

- Basketry
- Willow Coffin Making
- Furniture Making
- Knife Making
- Leatherwork
- Spoon Carving
- Felting
- Weaving
- Natural Dyes
- Plant Inks & Paints

Building techniques

- Car Tyre Foundations
- Timber Structural Work
- Strawbale infill techniques
- Clay and Lime Plastering

Our Gap year is open to all ages (18+), and is due to be launched in September 2021, from our purpose built strawbale craft centre (build happening 2020, volunteer opportunities, see website.)

Initially we will only be able to accommodate five full time participants during the gap year, so make contact with us ASAP if you are interested as we anticipate spaces will fill very quickly.

If there are elements of our programme you are interested in learning before 2021, or if you cannot commit to the full year but would like to join us for certain activities, please get in touch as we already provide flexible tuition in many of the areas mentioned above.

Naturally Useful, in conjunction with Marcassie Organic Farm, is intending to become a worldwide Centre of Excellence in craft and survival skills aiming to offer a variety of training/courses for the general public, schools and corporate groups. We are passionate about the therapeutic potential of these skills to restore the individual to full confidence in their ability to be self reliant.

More details of the gap year and everything happening at Naturally Useful are available on our website - www.naturallyuseful.co.uk

Courses...



By coming on one of our courses you'll learn a traditional craft, go home with a creation of your own and become part of the lineage of traditional craft makers. We have scheduled courses throughout the year.

Personalised Courses for Groups...

In addition to our regular workshops, we also offer tailor made courses to suit your needs. We can teach you how to make pretty much anything we sell in our shop or that you see on this website. This includes baskets, coffins, art works, felting and tanning animal hides. All abilities, from beginners to advanced.



We can cater for groups of up to 15 people at our own premises or at your own venue. Making with Naturally Useful is accessible to all, no matter the age or physical ability.

Find out more and book on our website.



The Barn - where the making happens

For more details about any of our products or courses please get in touch.

Web: www.naturallyuseful.co.uk
Web Shop: www.etsy.com/uk/shop/NaturallyUseful
Email: karen@naturallyuseful.co.uk
Facebook: Naturally Useful
Telephone: 0792 6809 521



Open Studio Day on Thursdays. 10am - 4pm



New hands weaving
Old ways...
15 JUN 2020
20/06/18/APP



Naturally Useful is a willow weaving company based in Rafford, near Forres in the Scottish Highlands. We are crafters who make useful products from locally sourced materials - Willow, Wool and Hides.

From Cradle to Grave; Using a variety of natural coloured willow and some gathered hedgerow materials we produce a wonderful range of useful baskets and other products - from moses baskets to coffins and urns. Each piece that we make is robust, beautiful and of the highest quality.

Beautiful Baskets & More



We create beautiful baskets in all sizes. These can also be made to your own specifications.

These include...

Bee Skeps
Bike baskets
Bird Feeders
Childrens Baskets
Moses baskets
Hampers
Horse baskets (panniers)
Shopping Baskets
Storage Baskets
Laundry Baskets
Lamp Shades
Log Baskets
Garden Accessories
Walking stick holders

All of our baskets are handmade from a variety of coloured local willow using traditional basket weaving methods.

They come in all shapes, sizes and colours; greens, browns, red, orange, yellow, beige, white and black.



Coffins, Urns & Shrouds ..



We make beautiful, natural, alternative coffins, coffin trays, urns and shrouds, created with love and care.

All materials used including the lining are natural and biodegradable. Free from plastics and toxic varnishes, they are also suitable for cremation.

Family and friends often join in the making process, perhaps incorporating particular treasures or flowers into the weave to add significance to the casket.

We usually have all sizes in stock but most people now pre book their coffin so that it can be tailor made and personalised without leaving it to the last minute.



Commissions...



We are always delighted to undertake commissions and other bespoke items...

These include...
Viking long boat,
Full size capercaillie
Giant size log baskets,
Prosthetic limb cover,
Horse panniers,
Fishing creels,
Animal sculptures,
Shop displays,
Art installations.



Whatever your requirements, just ask and we will be happy to accommodate your needs.

Home grown willow...



We have now planted up our own field with a wide range of coloured willows to supply coppiced willow to other basket makers.

Gary Mackintosh
Email: gmsurveys@gmail.com
Tel: 07557431702

gmsurveys

Surveys, Setting-Out Civil Engineering Design

Site Investigation & Drainage Assessment

SITE ADJ TO MARCASSIE FARM, RAFFORD

Gary Mackintosh Bsc
gmsurveys@gmail.com

Client:

Naturally Useful

Site Address:

Proposed New Dwelling
By Marcassie Farm
Rafford

Planning Reference:

TBC

Date:

3rd July 2020

Job Number:

0701

Company Information:

Assessment completed by:

Gary Mackintosh Bsc

GMCSurveys

34 Castle Street

Forres

Moray

IV36 1PW

Email: gmcsurveys@gmail.com

Telephone: 07557431702

Introduction:

The proposals are to erect a single private dwelling and associated infrastructure at 'Naturally Useful' located to the north east of Marcassie Farm, Rafford.

The SEPA Flood Maps have been consulted which indicate that the site lies out with the areas of fluvial or pluvial flooding up to and including a 1:200year event.

GMC Surveys were asked to carry out a site investigation in order to determine the existing soils and provide a drainage solution for the proposed site.

Soil Conditions:

Excavations were carried out by mechanical digger on 29th June 2020 to assess the existing ground conditions and carry out infiltration and percolation testing for the dispersal of foul and surface waters via soakaways.

The trial pits were excavated to depths of 1.8m. The pits were left open and no ground water was encountered.

The ground conditions encountered consisted of 300 Topsoil overlying light brown/brown, medium to medium dense, fine slightly gravelly Sands proved to the depth of the excavations.

The trial pits were left open and there was no evidence of contamination or ground water within the trial pits and the natural soils have a minimum bearing capacity of 100kn/m².

Trial Pit Locations can be found in Appendix A.

Percolation/Soakaway Testing:

Percolation testing was carried out in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic). The results can be found in the table below.

	1 st	2 nd	3 rd	Mean
Date of Test	29/06/20	29/06/20	29/06/20	
THo1	3780s	4740s	5220s	4580s
THo2	3120s	4860s	5580s	4520s
Average Soil Vp	30.33s/mm			

Infiltration testing:

Infiltration testing was carried out in full accordance with BRE digest 365. The results can be found in the table below.

Infiltration Test	Pit Dimensions (w/l)	Test Zone (mbgl)	Infiltration Rate (m/s)
INF01	1.0m x 1.1m	1.0 – 1.8	1.602×10^{-5}

Conclusion and Recommendations:

Based on the onsite investigations it can be confirmed that the underlying soils are suitable for the use of standard stonefilled soakaways as a drainage solution for both foul and surface waters.

The Vp rate is above the maximum threshold of 15s/mm therefore a standard septic tank would be suitable for use.

Foul Water Discharge via Soakaway:

Soil Percolation Value – 30.33s/mm

No of Persons (2bed) – 5PE

Min Base Area ($A=Vp \times PE \times 0.25$) = **37.91m²**

This can be provided with dimensions of **7.60m x 5.0m x 0.45m** below the invert level of the pipe. The soakaway dimensions may be altered to provide a better fit within the plot ensuring that the base area of 37.91m² is maintained.

Surface Water Dispersal via Soakaway:

Please see attached surface water calculations detailing the requirement and suitability for soakaway dimensions of **5.0m x 2.0m at a depth of 0.8m** below the invert level based on the proposed contributing area of 70m² (roof area on plans + extra over) up to a 1 in 30year event with 35% allowance for climate change.

Soakaway Details can be found in Appendix B.

SEPA and Building Regulations require that infiltration systems (soakaways) are located at least:

- 50m from any spring, well or borehole used as drinking water supply
- 10m horizontally from any water course and any inland and coastal waters, permeable drain (including culvert), road or railway
- 5m from a building or boundary



MasterDrain
SW 16.10

gmcsurveys
Surveys, Setting Out Civil Engineering Design

Shireen Villa, 34 Castle Street
Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No. 0701
Sheet no. 1
Date 03/07/20
By GM
Checked
Approved

Project Naturally Useful, Marcellie, Rafford
Title Surface Water Soakaway

Rectangular pit design data:-

Pit length = 5 m	Pit width = 2 m
Depth below invert = .8 m	Percentage voids = 30.0%
Imperm. area = 70 m ²	Infiltr. factor = 0.000016 m/s
Return period = 30 yrs	Climate change = 35%

Calculations :-

Surface area of soakaway to 50% storage depth (not inc. base):-

$$a_{s50} = 2 \times (\text{length} + \text{width}) \times \text{depth}/2 = 5.6 \text{ m}^2$$

Outflow factor : $O = a_{s50} \times \text{Infiltration rate} = 0.0000896 \text{ m/s}$

Soakaway storage volume : $S_{\text{actual}} = \text{length} \times \text{width} \times \text{depth} \times \% \text{voids}/100 = 2.4 \text{ m}^3$

Duration	Rainfall mm/hr	Inflow m ³	Depth (hmax) m	Outflow m ³	Storage m ³
5 mins	93.4	0.5	0.17	0.03	0.52
10 mins	72.3	0.8	0.26	0.05	0.79
15 mins	60.3	1.1	0.32	0.08	0.97
30 mins	42.6	1.5	0.44	0.16	1.33
1 hrs	28.8	2.0	0.56	0.32	1.69
2 hrs	18.8	2.6	0.66	0.65	1.98
4 hrs	12.1	3.4	0.70	1.29	2.10
6 hrs	9.3	3.9	0.66	1.94	1.97
10 hrs	6.7	4.7	0.48	3.23	1.45
24 hrs	3.8	6.3	0.00	7.74	0.00

Actual volume : $S_{\text{actual}} = 2.400 \text{ m}^3$

Required volume : $S_{\text{reqd.}} = 2.100 \text{ m}^3$

Soakaway volume storage OK.

Minimum required a_{s50} : 4.90 m²

Actual a_{s50} : 5.60 m²

Minimum depth required: 0.70 m

Time to maximum 4 hrs

Emptying time to 50% volume = $t_{s50} = S_{\text{reqd}} \times 0.5 / (a_{s50} \times \text{Infiltration rate}) = 03:15 \text{ (hr:min)}$

Soakaway emptying time is OK.



MasterDrain
SW 16.10

gmcsurveys
Surveys, Setting Out Civil Engineering Design

Shireen Villa, 34 Castle Street
Forres IV36 1FN
email: gmcsurveys@gmail.com
Mobile: 07557 431 702

Job No. 0701		
Sheet no. 2		
Date 03/07/20		
By GM	Checked	Approved

Project Naturally Useful, Marcassie, Rafford
Title Surface Water Soakway

Location hydrological data (FSR):-

Location	= FORRES	Grid reference	= NJ0358
M5-60 (mm)	= 14	r	= 0.24
Soil index	= 0.15	SAAR (mm/yr)	= 720
WRAP	= 1	Area	= Scotland and N. Ireland

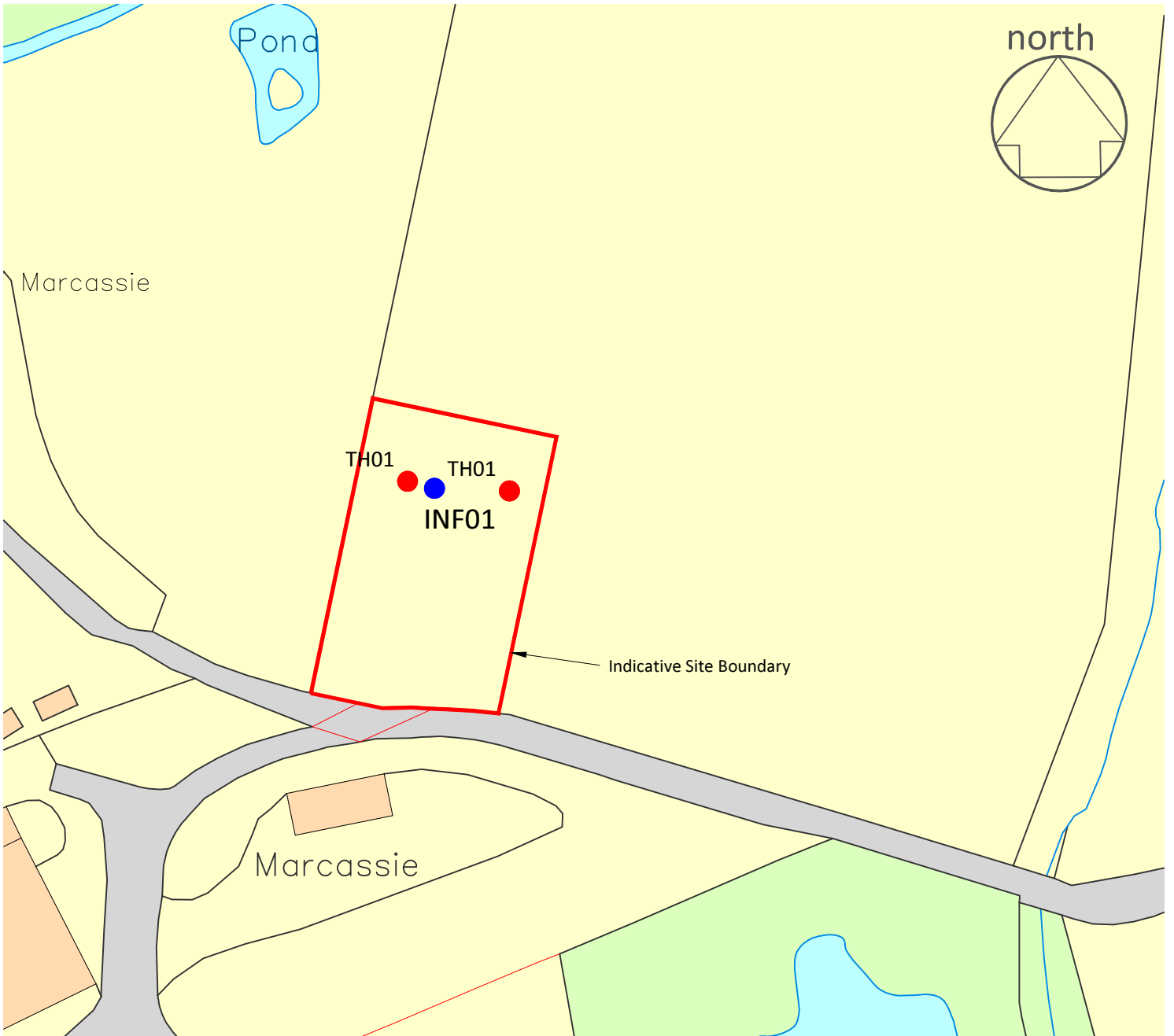
Soil classification for WRAP type 1

- i) Well drained permeable sandy or loam soils and shallower analogues over highly permeable limestone, chalk, sandstone or related drifts;
- ii) Earthy peat soils drained by dykes and pumps;
- iii) Less permeable loamy over clayey soils on plateaux adjacent to very permeable soils in valleys.

N.B. The rainfall rates are calculated using the location specific values above in accordance with the Wallingford procedure.

APPENDIX A

Site/Testhole Location



REV:	DESCRIPTION:	BY:	DATE:
STATUS:		ISSUE	

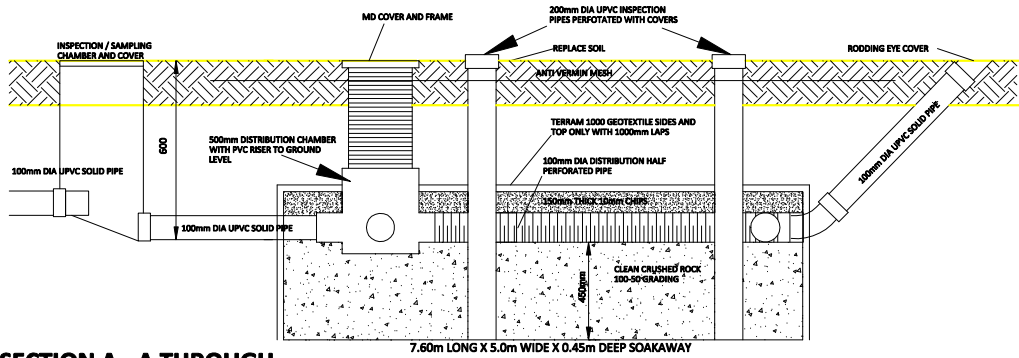
gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

CLIENT:
 Naturally Useful
 Marcassie
 Rafford

SITE: Site to North East of Marcassie Farm, Rafford			
TITLE: Test Hole Location/ Indicative Site Area			
SCALE AT A4: NTS	DATE: JULY20	DRAWN: GM	CHECKED:
PROJECT NO: 0701	DRAWING NO: Appendix A	REVISION: -	

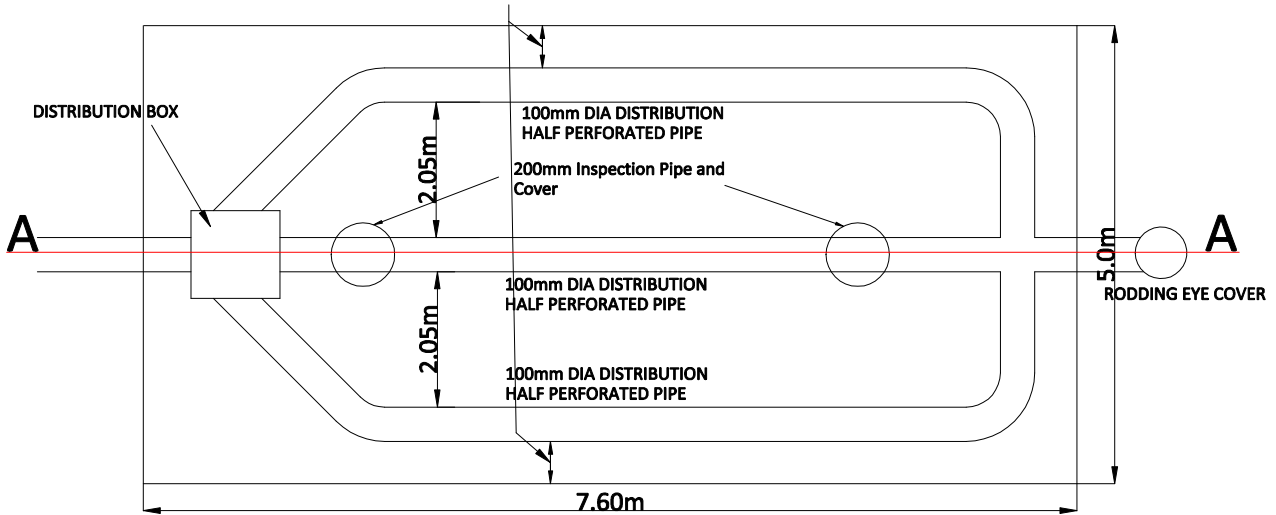
APPENDIX B

Soakaway Details/Certificates

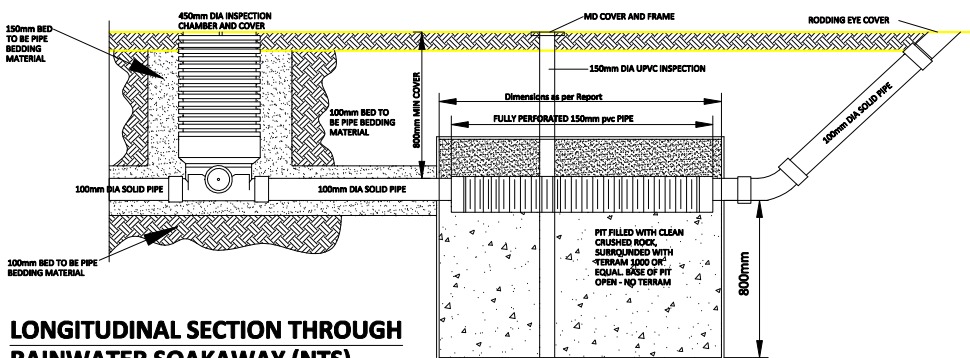


SECTION A - A THROUGH FOUL WATER SOAKAWAY (NTS)

300mm FROM EDGE OF SOAKAWAY TO PIPE AROUND PERIMETER



PLAN VIEW SOAKAWAY ARRANGEMENTS (NTS)



LONGITUDINAL SECTION THROUGH RAINWATER SOAKAWAY (NTS)

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUE			

gmcsurveys
 Surveys, Setting Out, Civil Engineering Design
 T: 07557 431 702
 E: gmcsurveys@gmail.com

CLIENT:
 Naturally Useful
 Marcassie
 Rafford

SITE: Site to North East of
 Marcassie Farm, Rafford
 TITLE: Soakaway Details

SCALE AT A4: NTS	DATE: JULY20	DRAWN: GM	CHECKED:
PROJECT NO: 0701	DRAWING NO: Appendix B	REVISION:	-

Certificate For Proposed Sub – Surface Soakaways
Foul Water

Applicants Name: Naturally Useful
Address: Marcassie, Rafford
Site Address: Site at North East of Marcassie Farm, Rafford
Date of Tests: 29th June 2020
Weather Conditions: Dry/Overcast

Percolation Test/Soakaway Sizing:

	1 st	2 nd	3 rd	Mean
Date of Test	29/06/20	29/06/20	29/06/20	
TH01	3780s	4740s	5220s	4580s
TH02	3120s	4860s	5580s	4520s
Average Soil Vp				30.33s/mm

Location: TP1 & TP2
Average Soil Vp: 30.333s/mm
PE: 5
Base Area (min): 37.91m²

I hereby certify that I have carried out the above tests in full accordance with BS6297: 2007 + A1: 2008 and as described in Section 3.9 of the Scottish Building Standards Technical Handbook (Domestic).

Signed: G Mackintosh Gary Mackintosh BSc. Date: 3rd July 2020

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

gmcsurveys
34 castle Street
Forres
Moray
IV36 1PW
T: 07557 431 702
E: gmcsurveys@gmail.com

Certificate For Proposed Sub – Surface Soakaways
Surface Water

Applicants Name: Naturally Useful
Address: Marcassie, Rafford
Site Address: Site to North East of Marcassie Farm, Rafford
Date of Tests: 29th June 2020
Weather Conditions: Dry/Overcast

Trial Pit Test – Surface Water:

Depth of Excavation: 1.8
Water Table Present: No

Infiltration Test:

Location: INF01
Infiltration Test Zone: 1.0 – 1.8mbgl
Infiltration Rate (m/s): 1.602×10^{-5}
Contributing Area: 70m²
Soakaway Size: 5.0m x 2.0m x 0.8 below the invert of the pipe (30year)

I hereby certify that I have carried out the above tests in accordance with the procedures specified in BRE Digest 365:1991.

Signed: G Mackintosh Gary Mackintosh BSc. Date: 3rd July 2020

Company: GMC Surveys, 34 Castle Street, Forres, Morayshire. IV36 1PW

gmcsurveys

34 castle Street

Forres

Moray

IV36 1PW

T: 07557 431 702

E: gmcsurveys@gmail.com

Consultee Comments for Planning Application 20/00718/APP

Application Summary

Application Number: 20/00718/APP

Address: Site At Marcassie Farm Rafford Forres Moray

Proposal: Erect dwellinghouse on

Case Officer: Emma Mitchell

Consultee Details

Name: Mr EH Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: ehplanning.consultations@moray.gov.uk

On Behalf Of: Environmental Health C12

Comments

Approved Unconditionally - Andy Stewart, PEHO

Wednesday, 28 October 2020



Local Planner
High Street

Elgin
IV30 1BX

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Site At Marcassie Farm, Rafford, Forres, IV36 2RJ
PLANNING REF: 20/00718/APP
OUR REF: DSCAS-0016787-TJ5
PROPOSAL: Erect dwellinghouse on

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the GLENLATTERACH Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
-

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices

to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Planning Application Team

Development Operations Analyst

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Consultee Comments for Planning Application 20/00718/APP

Application Summary

Application Number: 20/00718/APP

Address: Site At Marcassie Farm Rafford Forres Moray

Proposal: Erect dwellinghouse on

Case Officer: Emma Mitchell

Consultee Details

Name: Mr CL Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: clconsultations@moray.gov.uk

On Behalf Of: Contaminated Land

Comments

Approved Unconditionally - Adrian Muscutt, CLO

From: DeveloperObligations
Sent: 30 Jun 2020 13:13:24 +0100
To: Emma Mitchell
Cc: DC-General Enquiries
Subject: 20/00718/APP Erect dwellinghouse on Site At Marcassie Farm, Rafford, Forres
Attachments: 20-00718-APP Erect dwellinghouse on Site At Marcassie Farm Rafford Forres.pdf

Hi

Please find attached the developer obligations assessment that has been undertaken for the above planning application. A copy of the report has been sent to the applicant.

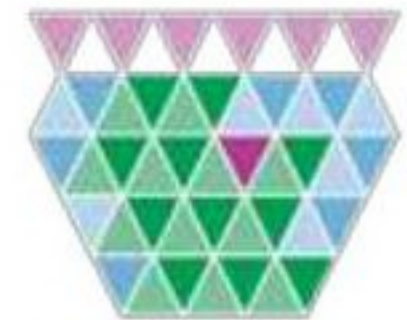
Thanks,
Rebecca

Rebecca Morrison | Infrastructure Growth/Obligations Officer (Strategic Planning and Development) | Economic Growth and Development
rebecca.morrison@moray.gov.uk | [website](#) | [facebook](#) | [moray council planning facebook](#) | [twitter](#) | [newsdesk](#)
01343 563583

MORAY
council



Developer Obligations & Affordable Housing: ASSESSMENT REPORT



moray
council

Date: 30/06/2020

Reference: 20/00718/APP

Description: Erect dwellinghouse on Site At Marcassie Farm, Rafford, Forres

Applicant: Naturally Useful

Agent: David Dittman

This assessment has been carried out by Moray Council. For Developer Obligations, the assessment is carried out in relation to policy IMP3 Developer Obligations of the Moray Local Development Plan 2015 (LDP2015) and associated Supplementary Guidance (SG) on Developer Obligations which was adopted on 1 March 2018.

The LDP2015 and SG can be found at http://www.moray.gov.uk/moray_standard/page_100443.html.

For Affordable Housing the assessment is carried out in relation to policy DP2 Housing of the Modified Moray Local Development Plan 2020 (LDP2020) which became a material consideration in the determination of planning applications on 15 June 2020. The adoption of the LDP2020 is anticipated in July 2020. Affordable housing is a policy requirement not a developer obligation however, for ease of reference the Affordable Housing contribution is included within this document.

Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport	Nil
Healthcare (<i>Contribution towards extension at Forres Health Centre, 2 Additional Dental Chairs and reconfiguration to existing Pharmacy outlets</i>)	██████████
Sports and Recreation (<i>Contribution towards 3G Pitch in Forres</i>)	██████████
Total Developer Obligations	██████████
	██████████
Affordable Housing	██████████
TOTAL	██████████

Breakdown of Calculation

For developer obligations, proposals are assessed on the basis of Standard Residential Unit Equivalents (SRUE) which is a 3-bedroomed residential unit. This application is considered to comprise of the following:

1 x 2-bed = 0.8 SRUE

The assessment for developer obligations is therefore based on 0.8 SRUE.



Moray Council **DEVELOPER OBLIGATIONS**



Developer Obligations Discount for Small Scale Development

A discount of 80% will be applied to the developer obligation for single unit developments to reflect their small scale nature.

INFRASTRUCTURE

Education

Primary Education

Pupils generated by this development are zoned to Anderson's Primary School. The school is currently operating at 69% functional capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

Contribution towards Primary Education = Nil

Secondary Education

Pupils generated by this development are zoned to Forres Academy. The school is currently operating at 75% capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

Contribution towards Secondary Education = Nil

Transport

The Moray Council Transportation Services has confirmed that no developer obligations will be sought for this proposal.

Contributions towards Transport = Nil

Healthcare

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per General Practitioner (GP) and floorspace requirement per GP is 271m².

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.17 persons -Census 2011).

Forres Health Centre is the nearest GP Practice within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Forres Health Centre is working at design capacity and the existing space will be required to be extended and that 2 Additional Dental Chairs and a reconfiguration to existing Pharmacy outlets will be required.

Contributions are calculated based on a proportional contribution of [REDACTED] per SRUE for the health centre and additional dental chairs each and [REDACTED] per SRUE for the pharmacy.

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

Contribution towards Healthcare= [REDACTED]

Sports and Recreational Facilities

Sports and Recreation Facilities

The nearest sports and recreational facilities that serve this development are located in Forres. The Moray Local Development Plan 2015 identifies a requirement for new development to contribute towards additional capacity of sports and recreational facilities. As set out in the Review of Sport, Leisure and Recreational Provision in Moray (April 2014), current pitch provision in Forres falls below national standards in terms of both quantity and quality. The Review set out the preference is to provide synthetic grass pitches given the ever improving developments of synthetic turf technology, flexibility offered by the surface in terms of game size and capacity for repeated play without detrimental effect.

Moray’s provision of synthetic grass pitches is 0.55 (5 x 3G pitches/90,000 population), which is significantly lower than the national average of 0.7 pitches per 10,000 population. Moray Council has agreed that the Council aim is to provide every secondary school with convenient/adjacent access to a 3G pitch given that sportscotland stipulates that pitches should be adjacent to schools. Therefore, contributions will be sought towards a 3G pitch in Forres on the following basis:

[REDACTED]

[REDACTED]

Contribution for Sports and Recreation Facilities = [REDACTED]

AFFORDABLE HOUSING

The average market value of a serviced plot for 1 Affordable Unit is [REDACTED] Contributions are based on 25% of the total number of units proposed in the application:

[REDACTED]

Therefore, the total contribution towards affordable housing is:

[REDACTED]

Affordable housing is a policy requirement not a developer obligation and will not be subject to negotiation.



TERMS OF ASSESSMENT

This assessment report is valid for a period of 6 months from the date of issue.

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

PAYMENT OF CONTRIBUTIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment or by entering into a Section 75 agreement. The provision of an upfront payment will allow a planning consent to be issued promptly. However, where the amount of developer contributions are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. The payment of contributions may be tied into the completion of houses through a Section 75 Agreement or equivalent, to facilitate the delivery of development. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

INDEXATION

Developer obligations towards Moray Council infrastructure are index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) from Q3, 2017 and obligations towards NHS Grampian infrastructure are index linked to All in Tender

Price Index (TPI) as published by the Royal Institute of Chartered Surveyors (RICS) from Q2, 2017.



**MORAY COUNCIL
PLANNING CONSULTATION RESPONSE**

From: The Moray Council, Flood Risk Management
Planning Application Ref. No: 20/00718/APP

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"/> |

Contact: Leigh Moreton Date 28/08/2020
email address: Leigh.moreton@moray.gov.uk Phone No 01343 563773

Consultee: The Moray Council, Flood Risk Management

Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	7th July 2020
Planning Authority Reference	20/00718/APP
Nature of Proposal (Description)	Erect dwellinghouse on
Site	Site At Marcassie Farm Rafford Forres Moray
Site Postcode	N/A
Site Gazetteer UPRN	999999999999
Proposal Location Easting	0
Proposal Location Northing	0
Area of application site (M²)	
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=QBYUPOBG0CQ00
Previous Application	19/01238/PELOC 17/01790/PNOT
Date of Consultation	23rd June 2020
Is this a re-consultation of an existing application?	No
Applicant Name	Naturally Useful
Applicant Organisation Name	
Applicant Address	Marcassie Farm Rafford Forres Moray IV36 2RH
Agent Name	David Dittman
Agent Organisation Name	
Agent Address	Heron Ridge Rafford Forres Moray IV36 2RH
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Emma Mitchell
Case Officer Phone number	01343 563326
Case Officer email address	emma.mitchell@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.

Data Protection - Moray Council is the data controller for this process. Information collected about you on this form will be used to process your Planning Application, and the Council has a duty to process your information fairly. Information we hold must be accurate, up to date, is kept only for as long as is necessary and is otherwise shared only where we are legally obliged to do so. You have a legal right to obtain details of the information that we hold about you.

For full terms please visit http://www.moray.gov.uk/moray_standard/page_121513.html

For full Data Protection policy, information and rights please see http://www.moray.gov.uk/moray_standard/page_119859.html

You can contact our Data Protection Officer at info@moray.gov.uk or 01343 562633 for more information.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 20/00718/APP

Erect dwellinghouse on Site At Marcassie Farm Rafford Forres Moray for Naturally Useful

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"/>

It is noted that the access onto the public road has recently been surfaced.

Condition(s)

1. No development shall commence until a visibility splay 4.5 metres by 120 metres to the south, and 4.5 metres by 160 metres to the north has been provided at the access onto the public road; and thereafter the visibility splay shall be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the carriageway.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit, in the interests of road safety for the proposed development and other road users.

2. Prior to the first occupation of the dwelling house the Electric Vehicle charging arrangements shall be implemented in accordance with submitted drawing Site Plan' (submitted 14th September 2020).

Reason: In the interests of an acceptable form of development and the provision of infrastructure to support the use of low carbon transport

3. Two car parking spaces shall be provided within the site prior to the first occupation of the dwelling house. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

Reason: 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.

4. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

Reason: 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 public 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.

The provision of Electric Vehicle (EV) chargers and/or associated infrastructure shall be provided in accordance with Moray Council guidelines. Cabling between charging units and parking spaces must not cross or obstruct the public road including footways. Infrastructure provided to enable EV charging must be retained for this purpose for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

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.

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

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

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

Date 15 September 2020

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://publicaccess.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
High Street
Elgin IV30 1BX

September 11th, 2020

Letter of support for Naturally Useful Planning Application

Dear Madam/Sir,

I am writing to express my support for Karen Collins' planning application to build a dwelling for student accommodation. In 2019 I came from America for a short training course with Naturally Useful. I enjoyed my time so much and was so impressed with the organization that this past March I returned for another six months of basketry training. I am now returning to the U.S. to start my own willow basket business, using the traditional skills I've gained from Naturally Useful.

During my stay here I've been renting a room at Marcassie Farm, but there isn't much more accommodation available for housing students long-term. In order for the business to grow the way it should and to be able to teach more students in the immersive way that I've benefited from, Naturally Useful needs to build their own student housing.

Living here these past months I've been shopping locally in Moray and supporting small businesses, and would have been doing so more if it weren't for COVID-19. I imagine that any other international students who come to Naturally Useful will bring not only fresh perspectives to the arts and traditional craft scene here but also money into the local economy.

Naturally Useful is a credit to the Moray area and I hope the Council Planning will grant this Planning Permission that the business needs to move forward.

Sincerely,

Alexandra Riggen
(Montpelier, Vermont, U.S.A.)

To whom it may concern,

We write as the owner/ occupiers of the property adjacent to that occupied by Karen Collins and her business "Naturally Useful". During her occupancy of the field, Karen has improved its condition from formerly neglected wasteland to a well-tended and productive space. She is also a considerate and responsible neighbour. We feel that her hope to build a modest dwelling on the property is entirely appropriate to her continuing development of an already well-established and valuable local enterprise, beneficial to a local community itself oriented to encouraging small businesses. As neighbours we are happy to anticipate that we would have no reservations concerning the type of modest dwelling house currently being considered by Ms Collins.

We hope that the above comments may be helpful to those concerned in any future decision-making on this matter.

Dan and Janine Russell,

Mill of Marcassie,

Rafford.

IV36 2RH



Marcassie Garden Cottage

Forres

IV36 2RH

Scotland

Company number 6539796

9/9/2020

Ref support for Naturally Useful planning application

Dear Planning officers,

I am writing to you to provide support for planning approval for the Naturally Useful planning proposal. We moved to Marcassie in July 2019 and at the same time relocated our business Appreciating People* Our arrival has expanded the micro businesses based in Marcassie to seven and more are under development. Naturally Useful are central to Marcassie development as a small business hub. Currently, providing a range of Basket weaving training services, a base for other self-employed basket weavers and a range of very high-quality products. They are nationally recognised as UK leaders in rural crafts with international trade to the USA and Europe. Their current work and expansion plan to include teaching young people are the type of business the Moray Growth Deal should be supporting.

Naturally Useful is a successful and well-run enterprise. Their plans are innovative and their intention to create employment opportunities and make an economic contribution that can help people in these challenging times is to be applauded. We have no hesitation in supporting their application.

Yours sincerely

Tim Slack

Director Appreciating People

*Appreciating People is an organisation development consultancy and training service specialising in the organisation development philosophy Appreciative Inquiry its clients include the NHS, local Government, voluntary sector and community organisations. As well as working across the UK the company has worked in over seven countries and its training resources have been sold in over 15 countries.

Dear Planning Officers,

As you are aware i have been planning this application for a year now, due to the covid situation I have had to scale down the building project, readjust and prioritise so this application is the first stage, the house, is to house 2/3 students on our craft skills program. We are planning on 6 full time students eventually staying from 3 to 9 months stay and then student that will come for short blocks of 3 days to a few weeks, without this house I cannot run the full program, as accommodation is the main issue. I can utilise accommodation nearby with the farm and neighbours but not on a 9 month basis, as the farm lodges will run more short term retreats, naturally useful do greatly need a living student central point outside the workshop spaces At a later date I will be asking for yurts and small cabins too, but the house will be the main focus for the students to meet, eat and socialize, As the field develops with plant dyes and herbs we will need woofers and of course the acer willow, were the harvest takes 4 weeks 5 people Jan 2020, and in summer woofers to harvest and process plant dyes/herbs Naturally useful is a community interest company (sc the field is in process of being transferred to the business as we are buying out one of the directors who purchased the field for naturally useful. I will not be the owner. Naturally useful sustainably manages the field, we Cocreate with environment by planting willow in a flood zone as it thrives on water, hence buying that particular field ,We then transforms this material into beautiful useful products by using traditional skills , encompassing the circular economy ethos and the modern day world, Education is at the heart of what we do, hands on practical training, keeping the skills alive. Empowering others, showcasing a new way to survive. There must be a category in planning where a business is aloud to expand, when its in the best interest for all, it's a business to be proud of ,natural materials grown, sourced right on your door step and then transformed into beautiful, strong, long lasting, products that we all use in so many ways.

ITS ALL WHAT MORAY IS ABOUT!

Yours sincerely

Thank you for your fine attention.



Karen Collins

Naturally Useful
Pole Barn, Marcassie Farm, Rafford, IV36 2RH

karen@naturallyuseful.co.uk - 07926 809521
www.naturallyuseful.co.uk

Marcassie Farm

'New Light on Ancient Craft'

FARM PRODUCE ★ ARTS & CRAFTS ★ WOOD SHOP
FILM SERVICES ★ VENUE ★ GUEST ACCOMMODATION

Moray Council Planning
High Street
Elgin IV30 1BX

7 September 2020

Dear Sir / Madam,

Letter of Support for Planning Application submitted by Karen Collins of Naturally Useful

We are writing to confirm that we wholly support Karen Collins' Planning Application to erect a Dwelling House at Marcassie Farm Rafford Forres Moray.

We purchased Marcassie Farm in 1997 with a view to establishing a centre to preserve and support the modern application of traditional rural skills and heritage crafts and Karen's business Naturally Useful has, from its very beginnings on the farm in 2009, played an important part in the establishment and development so far of this centre.

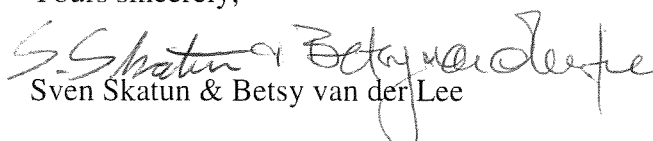
Naturally Useful is one of a number of craft, arts and land based businesses at Marcassie working collectively to market and provide a range of products, services and skills training as part of an overall skills training and unique experience Marcassie tourism brand.

We are about to launch Marcassie Farm Lodges, our new guest accommodation which has been part-funded by Moray LEADER and which will be a centre for business and educational as well as recreational tourism, with a particular emphasis on innovation, arts&crafts and creativity (<https://morayleader.org.uk/projects/marcassie-farm-lodges>).

Naturally Useful rents studio space on the farm and represents an important resource for us in terms of the unique experience Karen can offer groups and guests booking into our accommodation.

Planning Consent for a Dwelling House will provide Karen with the base she needs to develop her own educational facility so she can accommodate gap year students and longer stay apprentices. The growth and development of her business will, in turn, greatly support and benefit the continued growth and development of our centre and our collective Marcassie educational and business brand. Therefore we hope Moray Council Planning will look favourably at her application and grant Karen the Planning Permission she needs.

Yours sincerely,


Sven Skatun & Betsy van der Lee

Marcassie Farm, Rafford, Forres, Moray IV36 2RH, Scotland

Partners: S. Skatun & B. van der Lee - VAT Reg. No. 717 2798 08 - Soil Association License No.: SG7923
sven.skatun@gmail.com Tel: (01309) 671700 betsy.skatun@gmail.com

To the Moray Council Planning Department

I would like to support Karen Collins at Naturally Useful in her wish to get planning consent at Rafford.

Naturally Useful is a unique resource that provides basket making tuition to people of all backgrounds who wish to learn and practice basket making. As a mature student Karen gives me the opportunity to learn a new skill from a national expert. It takes time and a lot of practice to become a competent basket weaver and having residential accommodation would allow more people to take workshops and train in basket making.

It's not possible to get the level of training provided by Naturally Useful anywhere else in Scotland. I would hope that Karen Collins' application for planning consent would be granted to allow her to further her role in keeping the heritage and ecological craft of basket making alive for the next generation.

Moray is an exceptional area in Scotland well known for having strong ecological and environmental credentials and for having skilled craftsmen and artists. Naturally Useful is a great example of a home grown business that is sustainable and provided training for the craftsmen of the future.

Yvonne Fogarty
Flat 2 Glendoick House
Glencarse
Perth
PH2 7NS

REPORT OF HANDLING

Ref No:	20/00718/APP	Officer:	Fiona Olsen
Proposal Description/ Address	Erect dwellinghouse on Site At Marcassie Farm Rafford Forres Moray		
Date:	23.09.2020	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
Planning And Development Obligations	30/06/20	Contributions Sought
Moray Flood Risk Management	28/08/20	No Objections
Environmental Health Manager	24/06/20	No Objections
Contaminated Land	23/06/20	No Objections
Transportation Manager	15/09/20	No Objections subject to conditions and informatives
Scottish Water	24/06/20	No Objections

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
PP1 Placemaking	N	Complies
PP2 Sustainable Economic Growth	N	Complies
PP3 Infrastructure and Services	N	Complies
DP1 Development Principles	Y	See below
DP2 Housing	N	Complies
DP4 Rural Housing	Y	See below
EP12 Management and Enhancement Water	N	Complies
EP14 Pollution Contamination Hazards	N	Complies
EP13 Foul Drainage	N	Complies

REPRESENTATIONS		
Representations Received	YES	
Total number of representations received: SIX		
Names/Addresses of parties submitting representations		
Name and address details of parties submitting representations withheld in accordance with the General Data Protection Regulations.		
Summary and Assessment of main issues raised by representations		
<p>Issue: Proposal would create employment opportunity/economic contribution to local area.</p> <p>Comments: This is a proposal for a dwellinghouse which will be a home for the applicant/business owner. Supporting documentation states that the house would also be used to accommodate intern students undertaking courses through the 'Naturally Useful' business.</p>		
<p>Issue: More student accommodation would allow business to expand and more people to take part in courses.</p> <p>Comments: It is stated that students are currently provided accommodation at the main Marcassie Farm complex. This is a proposal for a dwellinghouse which will be a home for the applicant/business owner and would also be used to accommodate intern students undertaking courses. This is not a proposal for standalone student accommodation and therefore is being assessed as a new dwellinghouse.</p>		
<p>Issue: Courses are not available elsewhere in Scotland.</p> <p>Comments: Again, This is a proposal for a dwellinghouse which will be a home for the applicant/business owner and would also be used to accommodate intern students undertaking courses. There is already accommodation for students at the nearby main Marcassie farm, with further accommodation currently being erected.</p>		
<p>Issue: Proposed dwelling is modest and appropriate to the continuing development of the existing business.</p> <p>Comments: The proposed dwellinghouse is small scale however under current policy no new housing is permitted on this site due to the location within an identified pressurised and sensitive 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 Development Plan 2020 (MLDP) unless material considerations indicate otherwise. The main planning issues are considered below.

Proposal

The application seeks planning permission to erect a single storey dwellinghouse and associated services. The building is modest in size and would comprise, two bedrooms, a bathroom, kitchen and living room.

The house is proposed for use as a single dwelling for the applicant/business owner of a basket-weaving business and would also serve as a base from which to host residential craft courses. The

building would also house intern students undertaking these courses however there are only two bedrooms proposed.

Site

The application site is a parcel of existing farmland located at Marcassie Farm, Rafford of approx. 1300sqm. The site forms part of the wider Marcassie farm site where additional accommodation for course participants is also available and additional accommodation has been approved (19/01457/APP and 18/00071/APP refer).

The site is surrounded by adjoining farmland and an area used for growing willow for the basket-weaving business. An agricultural building was erected in 2017 for equipment storage (under 17/01790/PNOT) approx. 30m east of the site.

The site is within an identified pressurised and sensitive area under the MLDP 2020.

There are no trees present on site.

Policy Assessment (MLDP 2020)

Siting (DP1, DP4)

Policy DP4 refers to new housing in the open countryside and outlines that a spatial strategy has been developed to direct new housing to the least sensitive locations by identifying pressurised and sensitive areas and areas of intermediate pressure. Within the pressurised and sensitive areas, no new housing will be permitted due to the landscape and visual impacts associated with build-up and landscape and environmentally sensitive areas.

The proposal is for a single dwellinghouse which comprises a living room, kitchen, bathroom and two bedrooms. The house is proposed for use as a single dwelling for the applicant/business owner of a basket-weaving business and would also serve as a base from which to host residential craft courses. As the house is located within an identified pressurised and sensitive area, where no new housing will be permitted, it is unacceptable for the proposed site. The addition of a house on this site would therefore detract from the rural landscape character of the wider area which is contrary to policy DP1 - Development Principles, as well as DP4.

The agent has provided a supporting statement which details that a dwellinghouse is required for the applicant to reside on site for course tuition, hosting of students and to ensure safety around sharp tools. Six support comments have also been received in light of the application and these support future expansion of the applicant's business. It is important to note that the application seeks planning permission for a dwellinghouse, and not for a business and therefore has been assessed against policy DP4 and not against policy DP5. Although the proposed dwellinghouse could also provide accommodation for intern students undertaking residential craft courses as part of the business, it is deemed that this aspect will be limited given that only two bedrooms are proposed and one is to be used by the applicant. Furthermore, the business case is slight and is not deemed as sufficient justification for the business owner to be resident on site and therefore these requirements would not override the restrictions which policy DP4 dictates and therefore refusal is recommended.

Design and Materials (DP1, DP4)

The application was originally advertised as a departure against policies DP1 and DP4 due to the proposed house not meeting the acceptable gable formula as required by policy DP4. Following discussion with the agent, the house design was altered and would now comply with the required gable formula.

Overall the proposed house is modest, simple dwelling approx. 5.1m in height of which would be within the limit of a maximum height of 6.75m required by policy DP4. The proposed windows have a uniform, vertical emphasis. With regard to the external finishes, the agent has confirmed these as a Larch cladding and a profiled corrugated steel sheet roof. As traditional materials these would sit well

against the existing surrounding farmland and neighbouring agricultural building. Boundary treatments have not been provided. Therefore, although following amendments, the proposal would now meet the design requirements of policy DP1 and DP4, this would not override the aforementioned objection with regard to the inappropriate siting of the dwellinghouse.

As the proposed external finishes and boundary treatments have not been depicted on the plans, should the application be approved, these would require to be matters controlled by condition in line with policy DP1 and DP4.

Amenity and Landscaping (DP1)

Policy DP1 requires that the scale, density and character of all development be appropriate to the surrounding area, be integrated into the surrounding landscape and not adversely impact upon neighbouring properties in terms of privacy, daylight or overbearing loss of amenity.

There are no immediate neighbours and therefore there are no concerns regarding loss of amenity. Boundary treatments and landscaping would be matters controlled by condition, should the application be approved.

Access & Parking (DP1)

Moray Council Transportation Section have been consulted and have raised no objections subject to a series of conditions and informatives to be added to any final consent and therefore proposal would be considered acceptable in terms of the access and parking requirements of policy DP1.

Drainage & Water Supply (DP1, EP12, EP13)

Details of a foul water treatment and soakaway are shown on the submitted plans. A Site Investigation and Drainage Assessment have been submitted which describe the proposed drainage arrangements and testing undertaken to ensure the site can be adequately drained. Moray Flood Risk Management have been consulted on the application and have raised no objections.

It is proposed to connect the dwellinghouse to the public water supply. Scottish Water have been consulted and have raised no objections.

Therefore the proposal would meet the drainage and water supply requirements of policy DP1, EP12 and EP13.

Should the application be approved the agreed drainage design would also require to be a matter controlled by condition.

Developer Obligations and Affordable Housing (PP3, DP2)

A Developer Obligation towards healthcare and sport and recreation is sought as part of the application. An affordable housing contribution is also sought. The applicant has confirmed willingness to pay both of these, should the application be approved.

Recommendation

In terms of siting, Policy DP4 refers to new housing in the open countryside and identifies pressurised and sensitive areas where no new housing will be permitted as it would detract from the rural landscape character of the wider area. As a result, the proposal for a house in this location is unacceptable and refusal is recommended.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY			
Reference No.	Description		
19/01238/PELOC	Erect 2no barns to operate as traditional crafts centre at Marcassie Farm Rafford Forres Moray IV36 2RH		
	Decision	ID/PE Answered	Date Of Decision 20/11/19
17/01790/PNOT	Erect agricultural building at Marcassie Farm Rafford Forres Moray IV36 2RH		
	Decision	Permitted	Date Of Decision 13/12/17

ADVERT		
Advert Fee paid?	No	
Local Newspaper	Reason for Advert	Date of expiry
Forres Gazette	Departure from development plan	15/09/20
PINS	Departure from development plan	15/09/20
Edinburgh Gazette	No Premises	16/07/20
PINS	No Premises	16/07/20

DEVELOPER CONTRIBUTIONS (PGU)	
Status	CONT SOUGHT

DOCUMENTS, ASSESSMENTS etc. *	
<i>* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc</i>	
Supporting information submitted with application?	YES
Summary of main issues raised in each statement/assessment/report	
Document Name:	Pamphlet on Naturally Useful Courses
Main Issues:	Outlines courses available at Naturally Useful, including basket weaving etc
Document Name:	Pamphlet on Naturally Useful Gap Year Immersion
Main Issues:	Outlines details on Naturally Useful 'The Ultimate Gap Year Immersion in Craft and Survival Skills' course which is due to be launched in 2021.
Document Name:	Supporting Letter
Main Issues:	Gives history of the Naturally Useful business and a description/justification for the proposal.
Document Name:	Site Investigation and Drainage Assessment
Main Issues:	Confirms testing undertaken to confirm suitability for both foul and surface water soakaways.

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)			



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

REFUSAL OF PLANNING PERMISSION

**[Forres]
Application for Planning Permission**

TO Naturally Useful
c/o David Dittman
Heron Ridge
Rafford
Forres
Moray
IV36 2RH

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 on Site At Marcassie Farm Rafford Forres Moray

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

Date of Notice: **24 September 2020**

Aisc MacDonaid

HEAD OF ECONOMIC GROWTH AND DEVELOPMENT

Economy, Environment and Finance
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, Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The application proposes a new dwellinghouse on a site within an identified pressurised and sensitive area where no new housing will be permitted and is therefore contrary to the siting and design requirements of policy DP4 - Rural Housing. A house on the site would therefore detract from the rural landscape character of the wider area, contrary to policy DP1 - Development Principles, as well as DP4 - Rural Housing.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
		EV charging point plan
900	A	Access and visibility
M4P-00829996		Location plan
1		Site plan
2		East elevation
3		North and south elevation
4		West elevation
5		Floor plans
		Sections

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

- Additional EV charging point plan and Access and Visibility Splay plan submitted to meet transportation requirements.
- Amended Sections, East Elevation, Gable Elevations and West Elevation submitted to show amended design to meet required gable width formula.

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, 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.scotland.gov.uk

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.

