

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 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

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.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name **Graeme Proctor**

Address **Balnageith Farm
Forres**

Postcode **IV36 2SX**

Agent (if any)

Name **Jane Shepherd
TheTownPlanner**

Address **The Craigies,
Grant Road
Grantown on Spey**

Postcode **PH26 3LA**

Contact Telephone **01479 872 953**

E-mail **jane@thetownplanner.co.uk**

Mark this box to confirm all contact should be through this representative: **X**

Yes

Do you agree to correspondence regarding your review being sent by e-mail to Agent?

Planning authority

Moray Council

Planning authority's application reference number

20/01658/APP

Site address

Site South-West of Sourbank Farm, Rafford, Forres

Description of proposed development

Erect 1.25 Storey Dwelling House and Detached Timber Garage

Date of application

7 December 2020

Date of decision (if any)

30 April 2021

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

Nature of application

- 1. Application for planning permission (including householder application) **X**
- 2. Application for planning permission in principle
- 3. 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)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer **X**
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

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.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure **X**

If you have marked box 1 or 2, 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 are necessary:

N/A

Site inspection

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

- | | Yes |
|--|----------|
| 1. Can the site be viewed entirely from public land? | X |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | X |

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

N/A

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.

Please see attached Planning Statement 25 May 2021 (TheTownPlanner)

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

No
X

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

N/A

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 and intend to rely on in support of your review.

All materials previously submitted with the planning application:

Covering Letter & Design Statement (PM Designs)
Location Plan (PM Designs)
Site Plan (PM Designs)
Floor Plans (PM Designs)
Elevations (PM Designs)
Garage Plans (PM Designs)
House Cross Section (PM Designs)
Visibility Splays (PM Designs)
Visual Impact (PM Designs)
Bowls Agricultural Needs Assessment (Confidential)
GMC Site Investigation and Drainage Survey
GMC Culvert Proposals
Planning Supporting Statement (TheTownPlanner)

Together with:

Planning Statement (dated 25 May 2021) referred to above in Statement Section of this Notice Form.

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 Council Office, High Street, Elgin until such time as the review is determined. It is also available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm 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 requiring 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 [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Jane Shepherd

Date

26 May 2021
