

Ground Floor Plan 1:50 (110.88m²)
 Total House Floor Area (217.51m²)
 Garage Floor Area (36.00m²)



First Floor Plan 1:50 (106.63m²)



Side Elevation



Front Elevation 1:100



Side Elevation



Rear Elevation

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

APPROVED

11.03.2011

**Development Management
 Environmental Services
 The Moray Council**

AMENDED PLANS		RECEIVED - 2 JUN 2010	
B	REVISED HOUSETYPE FOR PLANNING	MC	01.2010
A	FURTHER DETAIL ADDED	GM	09.2009
Rev		Date	
Gordon Scott Architectural Services Ltd Langavat House Old Skene Road Westhill Aberdeen AB32 6UB Tel: 01224 744106 Tel: 01467 626828 Fax: 01467 626822			
TITLE: Proposed House At Plot 3 Minduff Drybridge Buckie			
FOR: Milne Property Developments			
drawn by:	G. Mathieson	drawing no:	GS0130 - 003
checked by:		date:	09.2009
scale:	1:50, 1:100	rev:	B

The Moray Council


NOTIFICATION OF INITIATION OF DEVELOPMENT

Section 27A Town and Country Planning (Scotland) Act 1997

Planning Application Reference No: 09/01922/APP

Date issued:

I hereby give notice that works as detailed under the above planning application will commence on:

Signed: 

Date:

29 Sept 2013.

28 SEPT 2013 STARTED

NOTE, WORK DONE

THE FOLLOWING INFORMATION MUST BE PROVIDED:

1. Name and address of person carrying out the development:

MOD LTD
119 HIGH ST
BUCKIE AB56 4DX
SEPT 2013 - ONWARDS
TO ERUPT
ROAD
& FENCE.

2. The full name and address of the landowner, if a different person:

MOD LTD

3. Where a site agent is appointed, their full name and contact details:

MOD LTD

4. The date of issue and reference number of the grant of planning permission:

11th MARCH 2011 09/01922 APP

Please return this form, duly completed to: - The Moray Council
Development Management
Development Services
Environmental Services Department
Council Office,
High Street
Elgin IV30 1BX

IMPORTANT

It is important that the Environmental Services Department is advised when you propose to start work as failure to do so may result in enforcement action be taken.

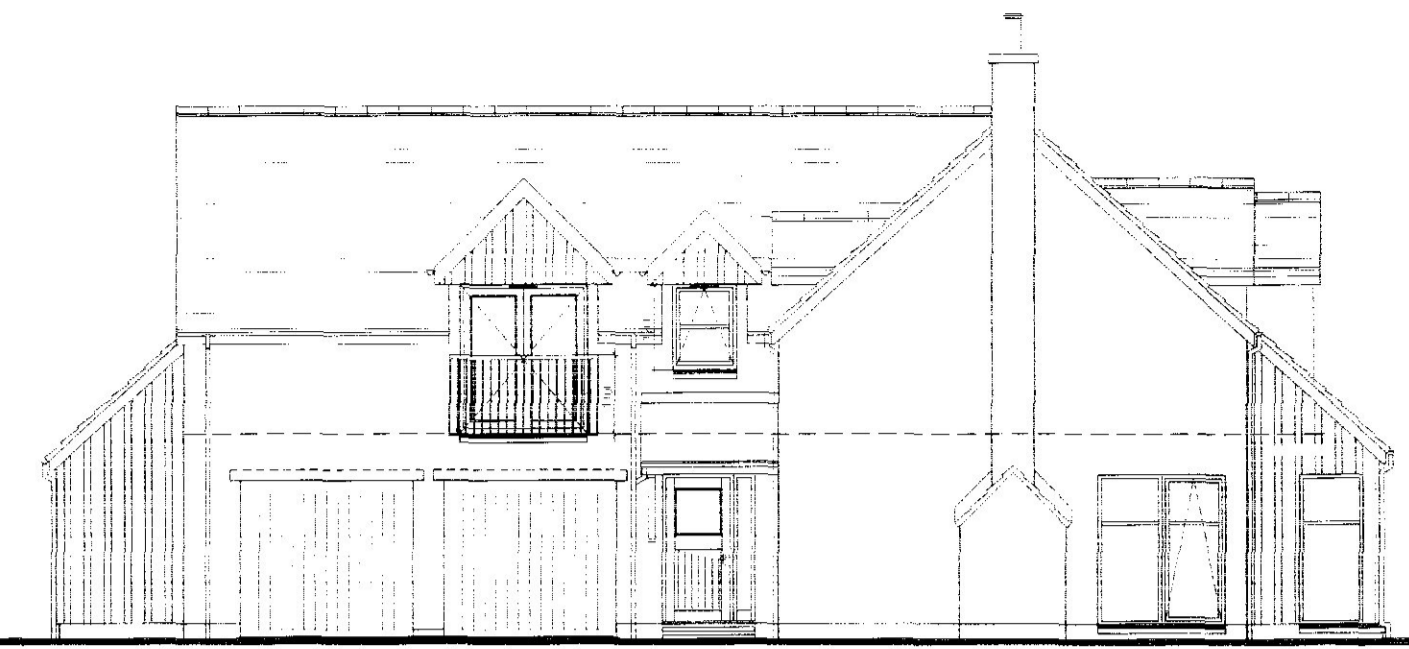
Please complete and return this form.



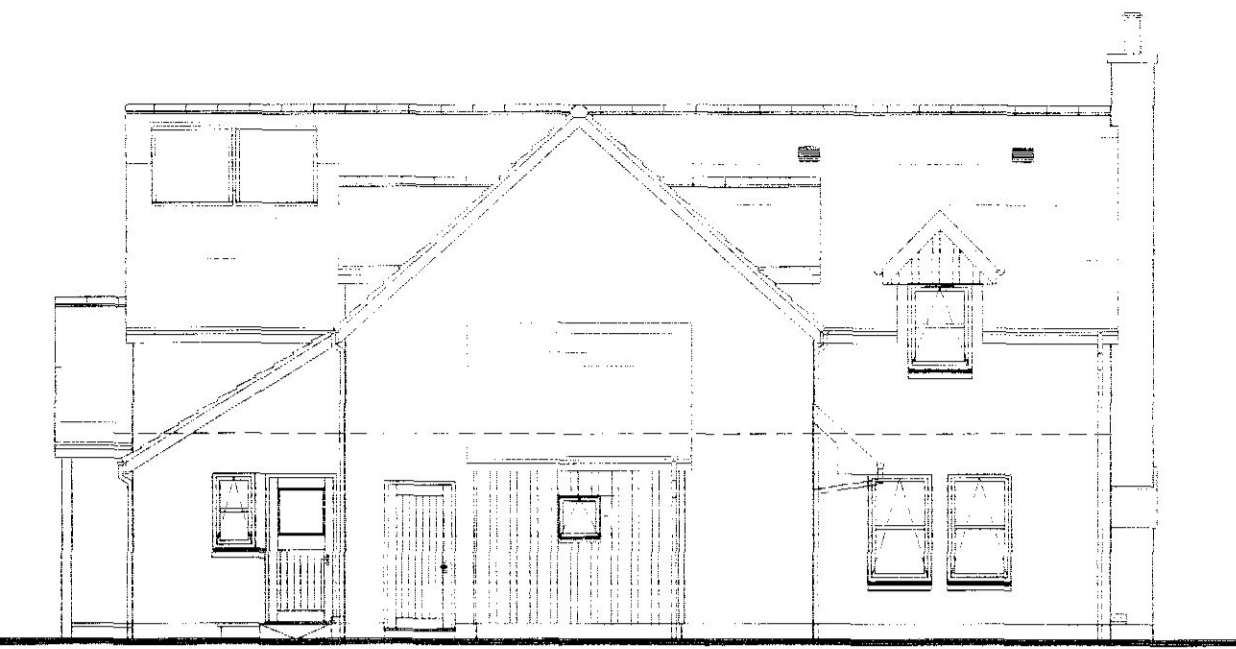
West Elevation



North Elevation



East Elevation



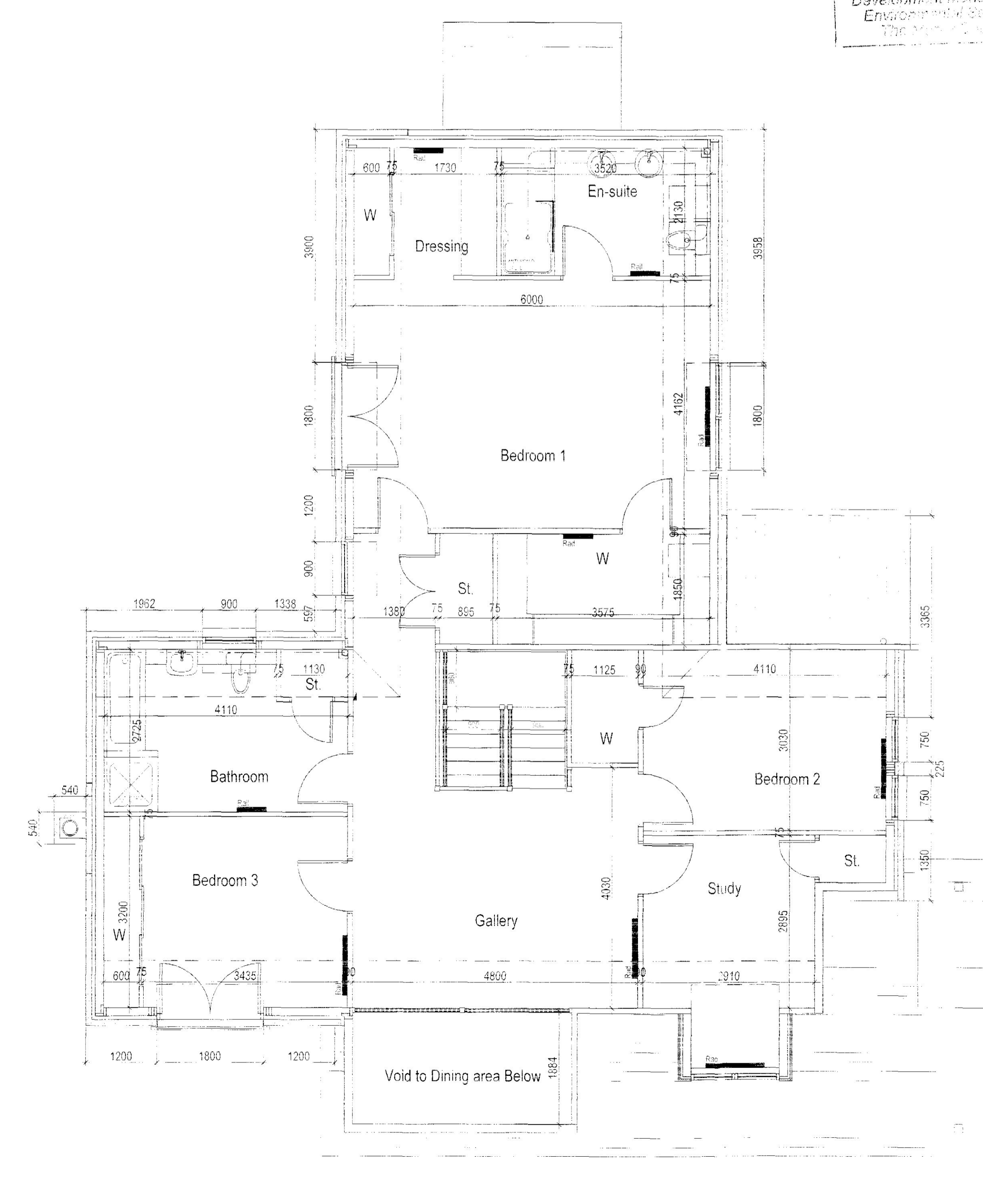
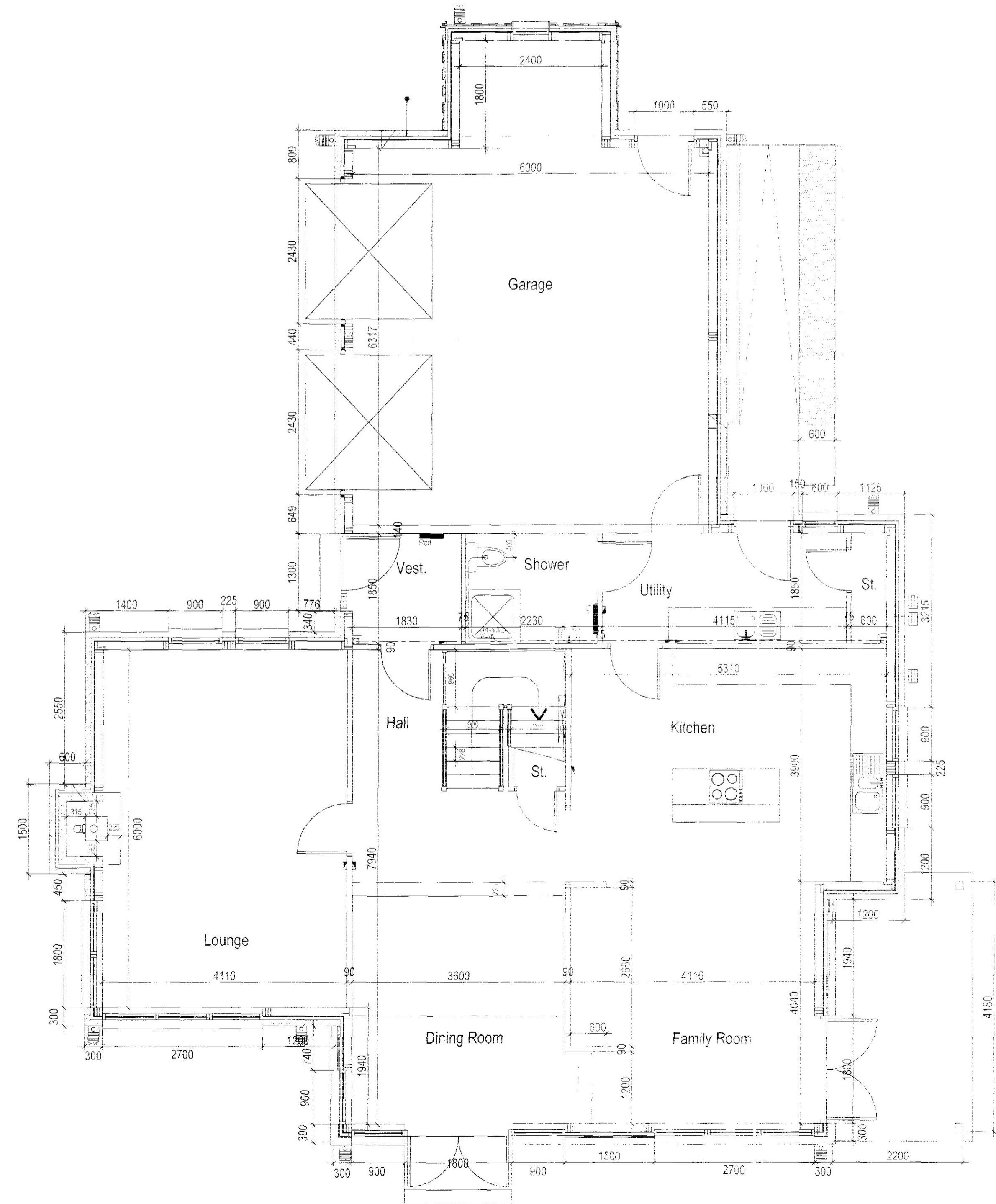
South Elevation

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

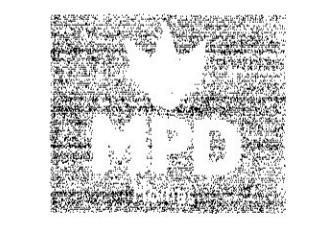
APPROVED
24/03/13
Development Management
Environmental Services
The Council

- EXTERNAL FINISHES:**
- 1 Plain grey - Concrete Roof Tiles
 - 2 Drydash Wall Finish
 - 3 Larch Timber cladding where indicated
 - 4 UPVC Woodgrain Windows And Doors
 - 5 Timber Fascia And Soffit
- Solar Thermal Panels
 - Ground Source Heat Pump
 - Wood burning Stove

All MPD Homes drawings to be read in conjunction with structural engineers drawings.
Do not scale this drawing.
All dimensions to be checked on site prior to commencement of construction and prior to ordering of materials and components.
Drawing and design remain the sole property of MPD Homes and must not under any circumstance be reproduced in any way without written consent.



Revision	Date
A	26/11/12



119 High Street, Buckie, Moray AB56 4DX
Telephone (01542) 833050 Fax (01542) 832225

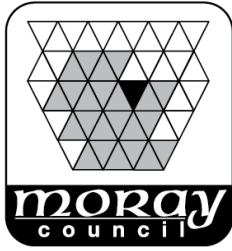
Project
**Plot 3
Minduff
Drybridge, Buckie**

Drawing
Plans

Scale
1:50/100 (A1)

Date
29-11-2012 Drawn By
C Bremner

Drawing No.
11-05/3/01



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

REFUSAL OF PLANNING PERMISSION

**[Fochabers Lhanbryde]
Application for Planning Permission**

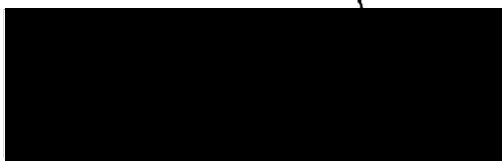
TO Mr T Wright
c/o Christopher Bremner
Minduff
Drybridge
Buckie
Moray
AB56 5LB

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 Plot 3 Minduff Drybridge Buckie Moray

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

Date of Notice: **2 February 2022**



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 proposed house fails to comply with policy DP4 - Rural Housing of the Moray Local Development Plan 2020 because its roof is not finished in natural slate and its height at 7.8 metres exceeds the maximum height specified in policy DP4's design criteria, requiring rural houses to be no more than 6.75 metres in height.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

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

Reference	Version	Title
20-121-PL03		Site plan
20-121-PL01		Floor plans and elevations
20-121-PL02		Site sections
21-126-PL04		Location plan

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

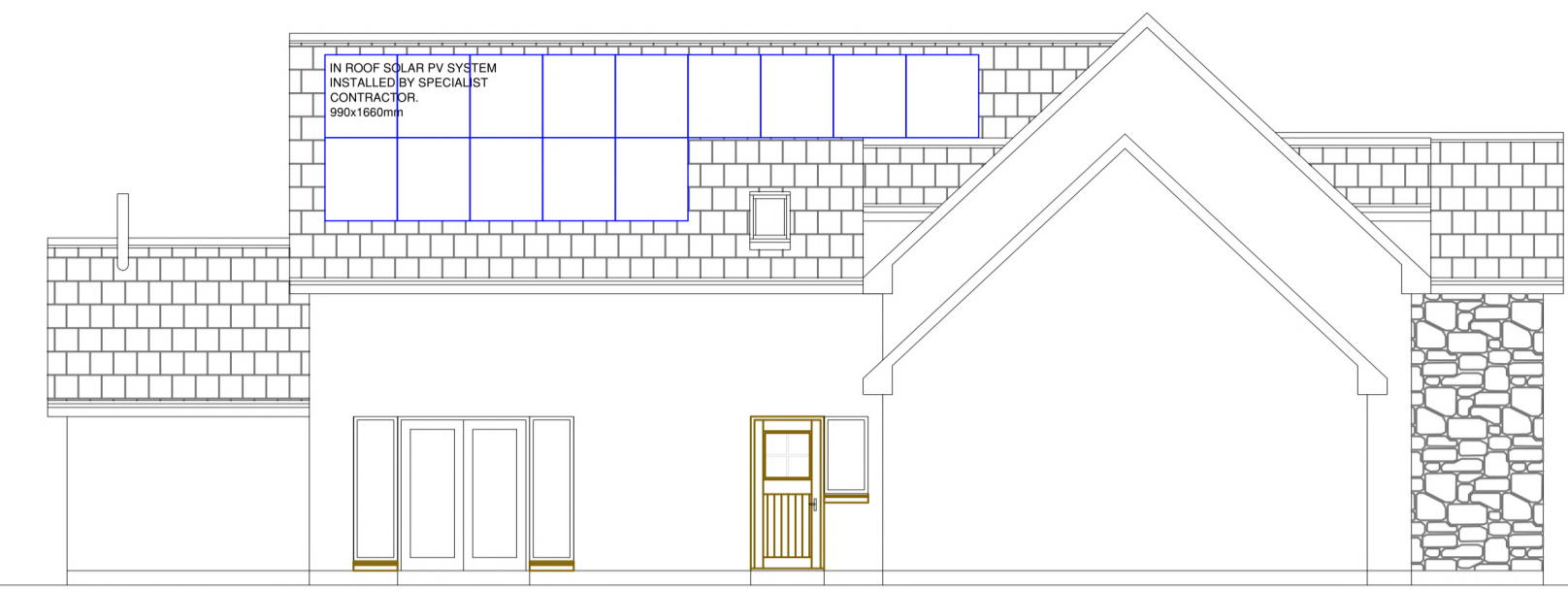
If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has 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.



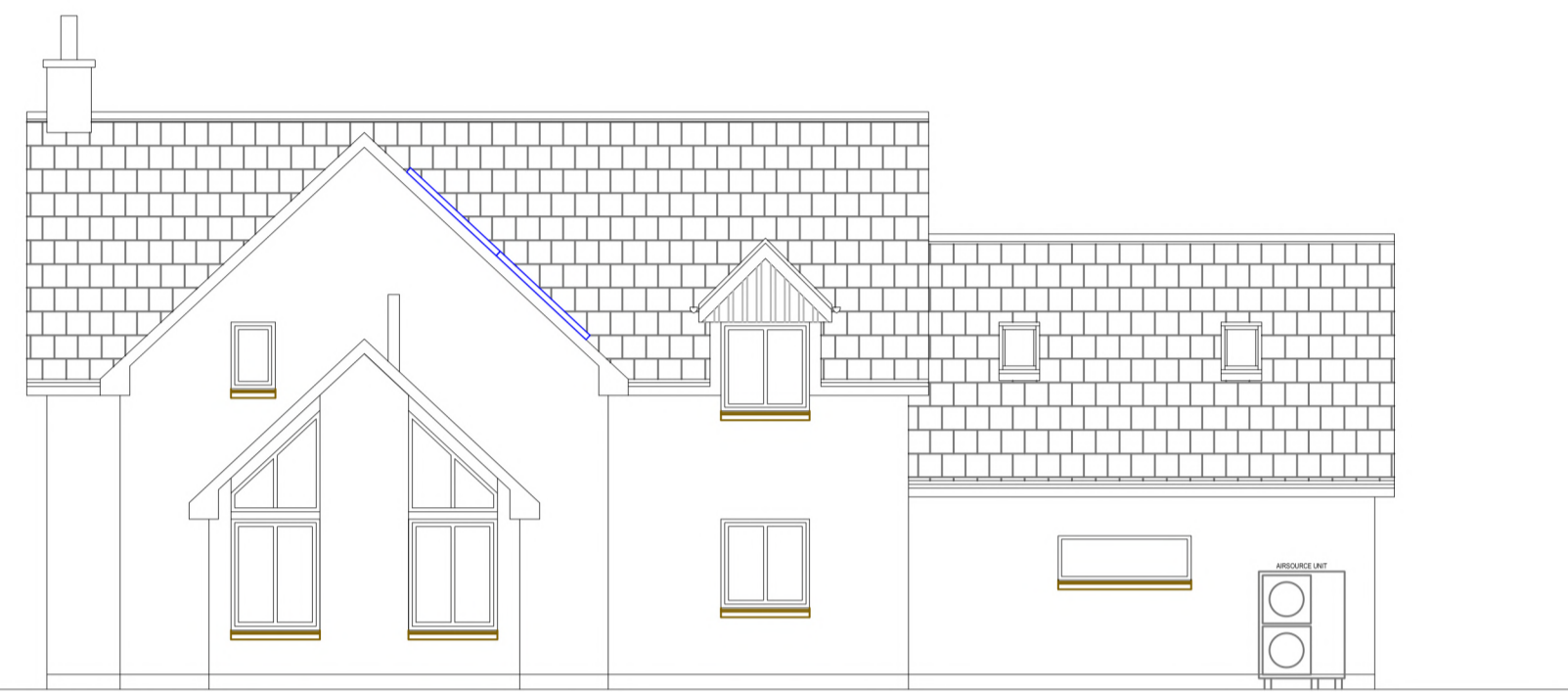
East Elevation



North Elevation



South Elevation



West Elevation

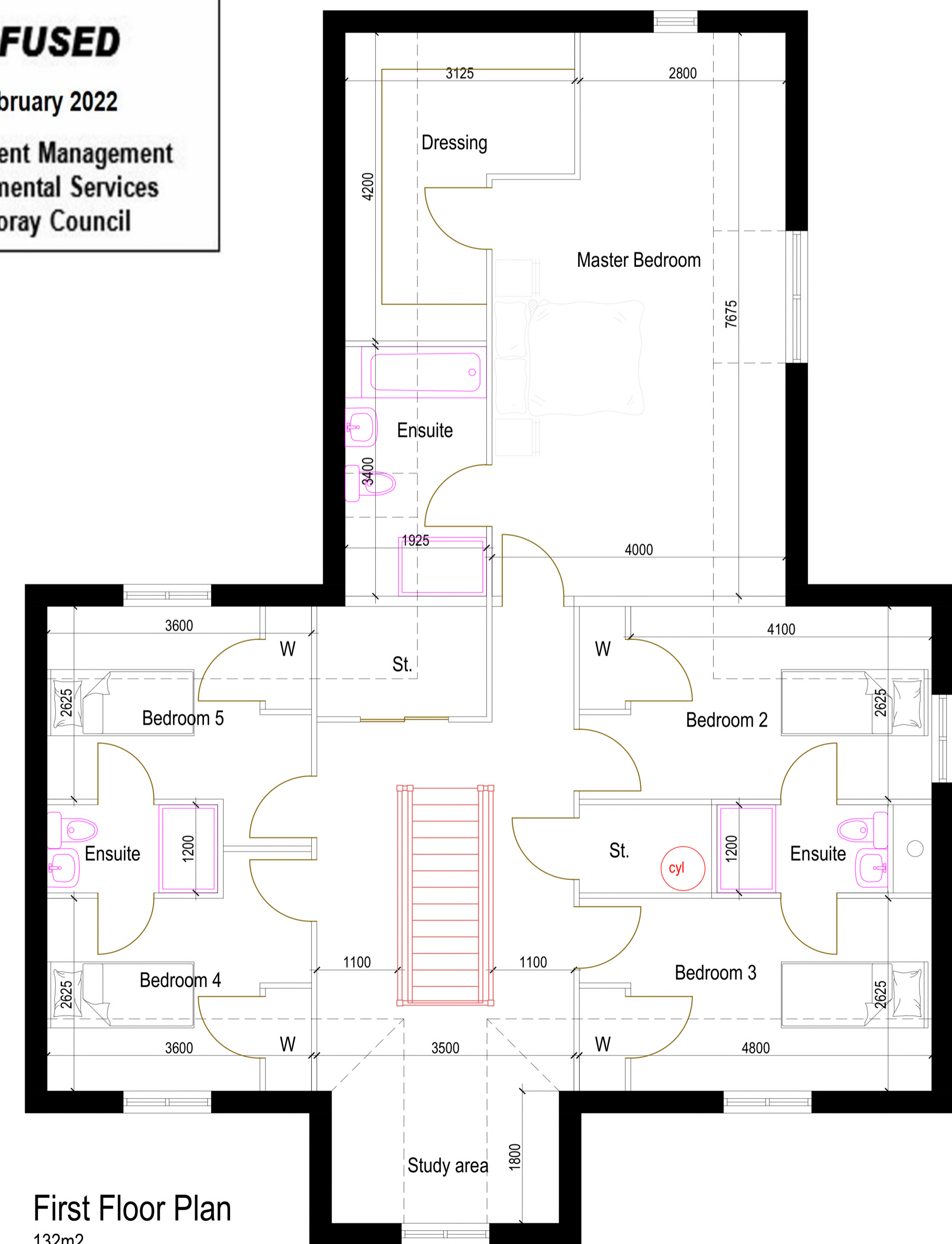
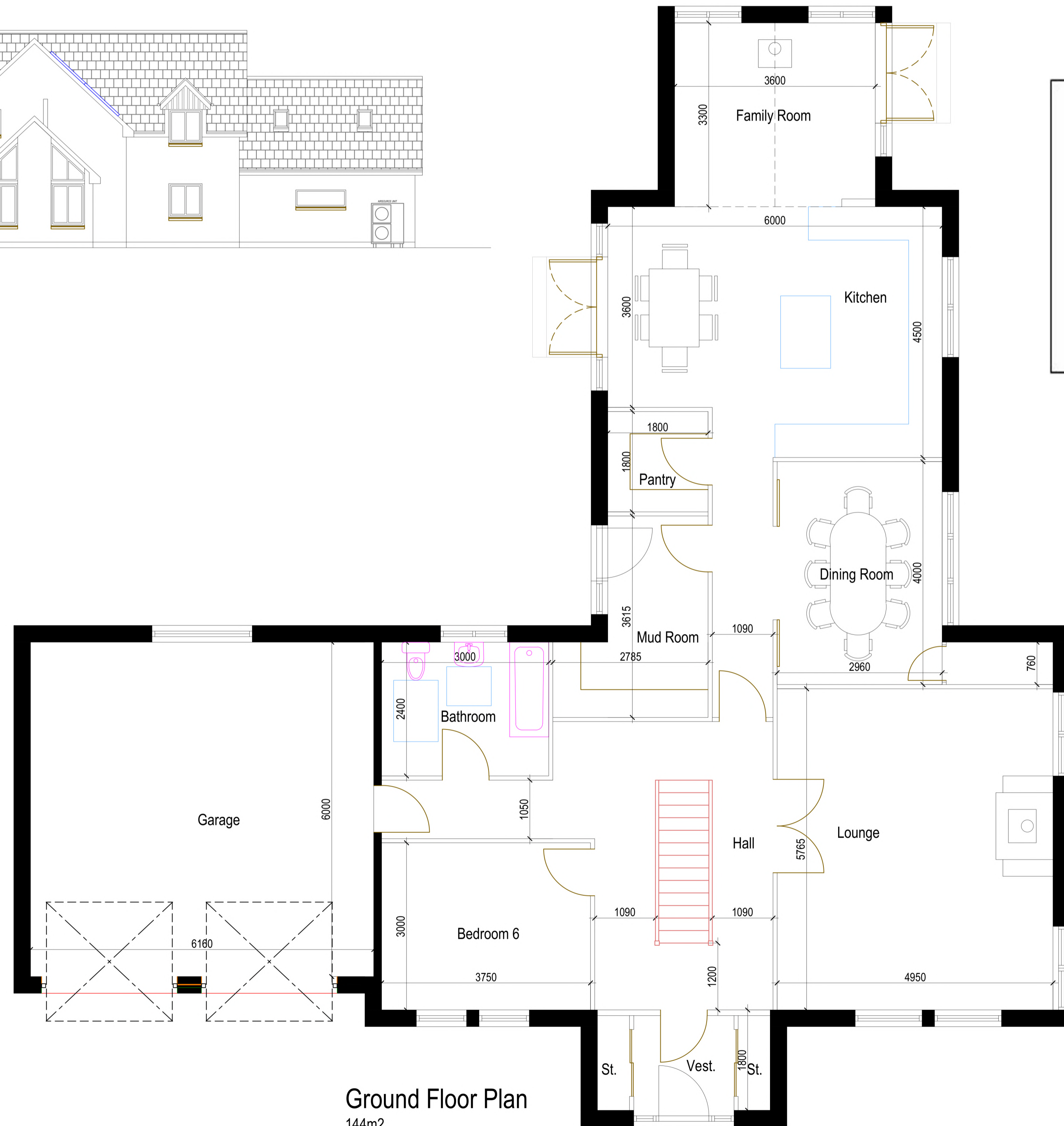
- EXTERNAL FINISHES:-**
1. Grey Concrete tiles - Quinn Rathmore or Marley Edgemere
 2. Tuscany beige Roughcast.
 3. Natural stone feature gable.
 4. White UPVC Windows & Doors.
 5. White UPVC Soffit and Fascia.

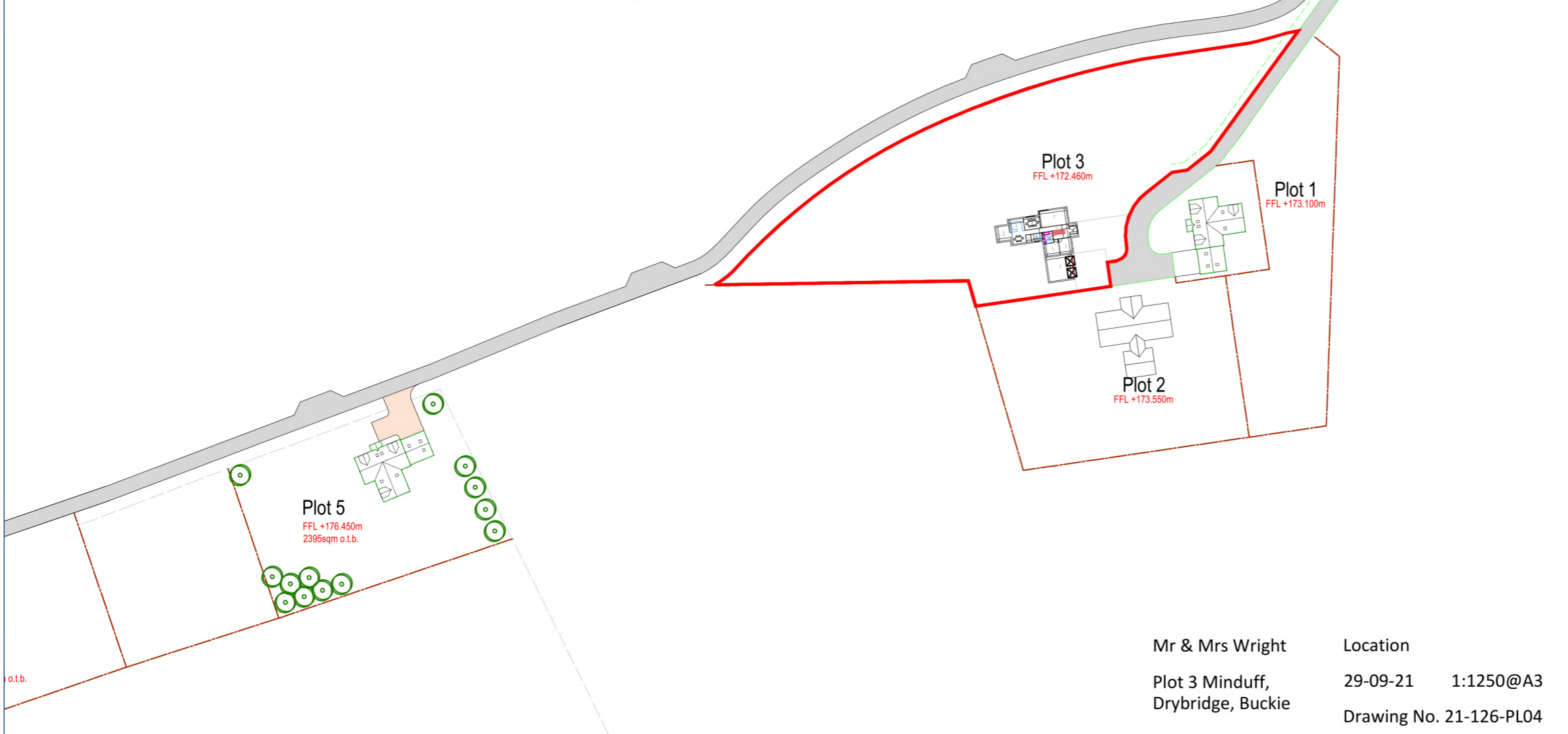
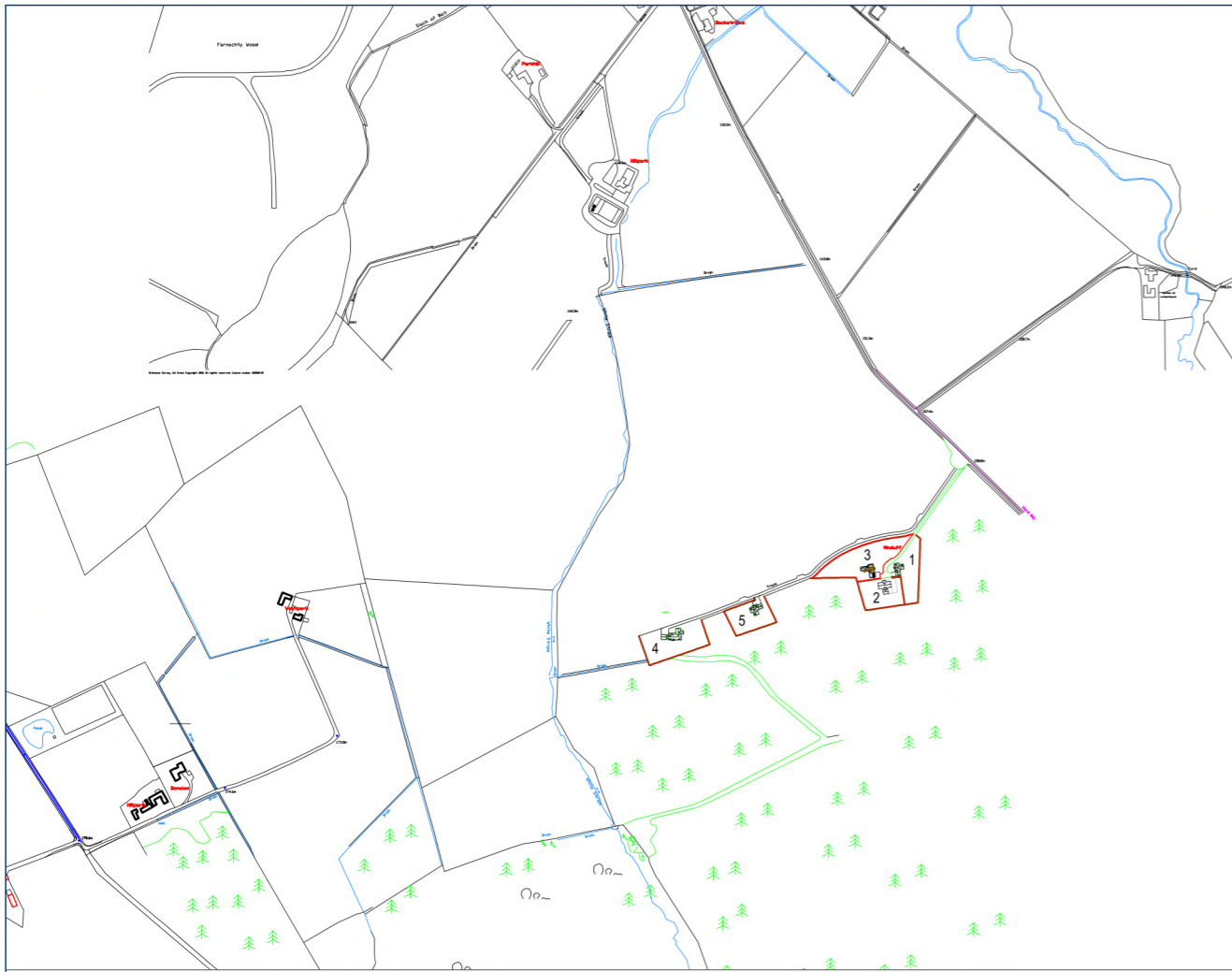
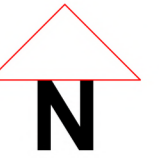
Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

02 February 2022

Development Management
Environmental Services
The Moray Council





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

REFUSED

02 February 2022

Development Management
Environmental Services
The Moray Council

Mr & Mrs Wright
Plot 3 Minduff,
Drybridge, Buckie

Location
29-09-21 1:1250@A3
Drawing No. 21-126-PL04



CHRISTOPHER BREMNER
PLANS

Planning and Building Warrant applications...
New House - Conversion -
Garage - Extension...
07876758717
christopher.bremner@hotmail.com

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

REFUSED

02 February 2022

Development Management
Environmental Services
The Moray Council



LANSCAPE LEGEND

A range of 'Selected Standard'
S - Silver Birch (Betula Pendula) Whip/Feather
O - Oak (Quercus Petraea) Whip/Feather
B - Beech (Fagus sylvatica) Whip/Feather
R - Rowan (Sorbus Aucuparia) Whip/Feather

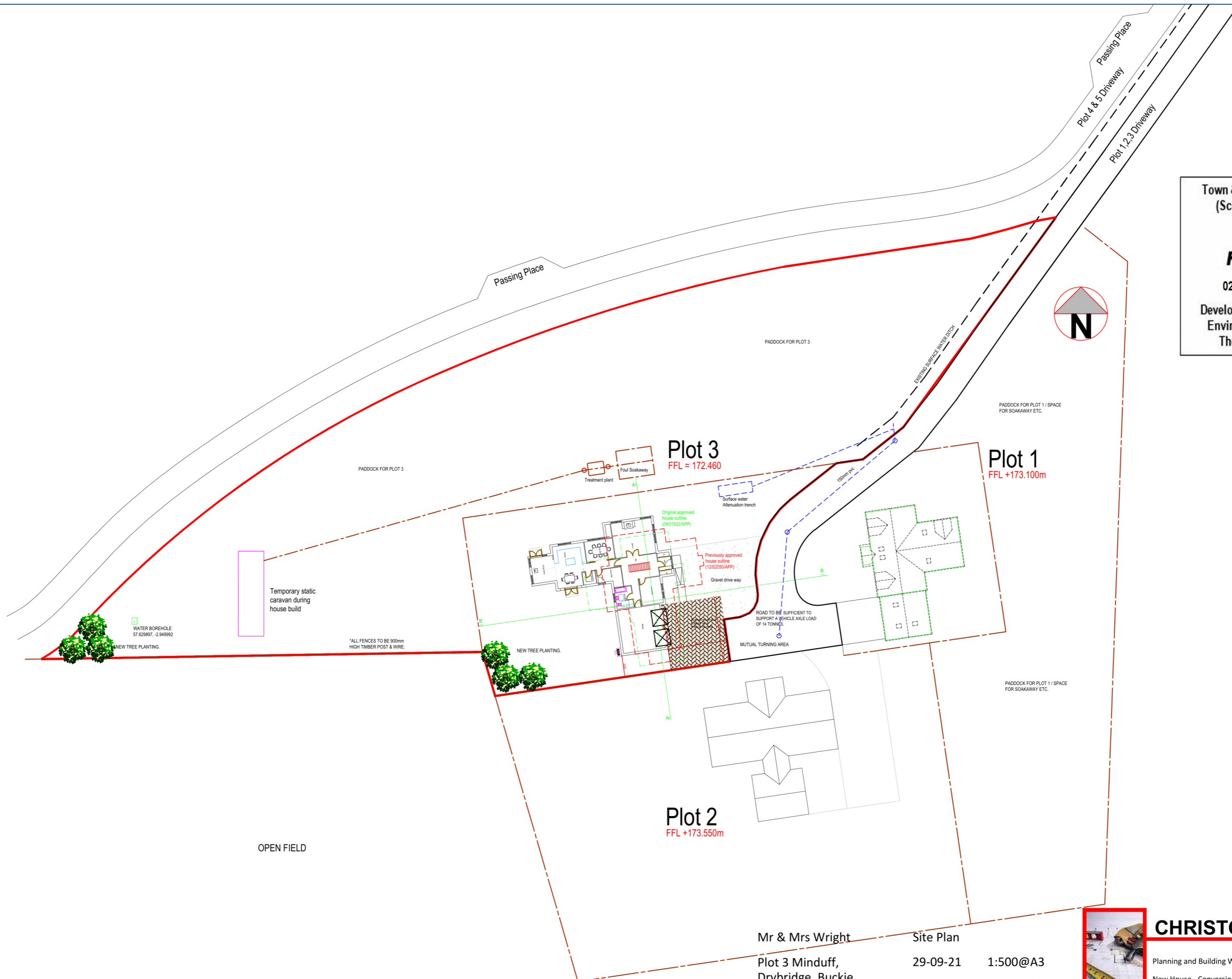


Spacing - 2m x 2m

Notes

All planting, seeding or turfing as may be compromised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of the development.

Any trees, plants or hedging, which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planning season with others of the same size and species



OPEN FIELD

*ALL FENCES TO BE 900mm
HIGH TIMBER POST & WIRE.

WATER BOREHOLE
57.829897, -2.949992

NEW TREE PLANTING.

Temporary static
caravan during
house build

Plot 3
FFL = 172.460

Plot 1
FFL +173.100m

Plot 2
FFL +173.550m

Mr & Mrs Wright

Plot 3 Minduff,
Drybridge, Buckie

Site Plan

29-09-21 1:500@A3

Drawing No. 20-121-PL03



CHRISTOPHER BREMNER

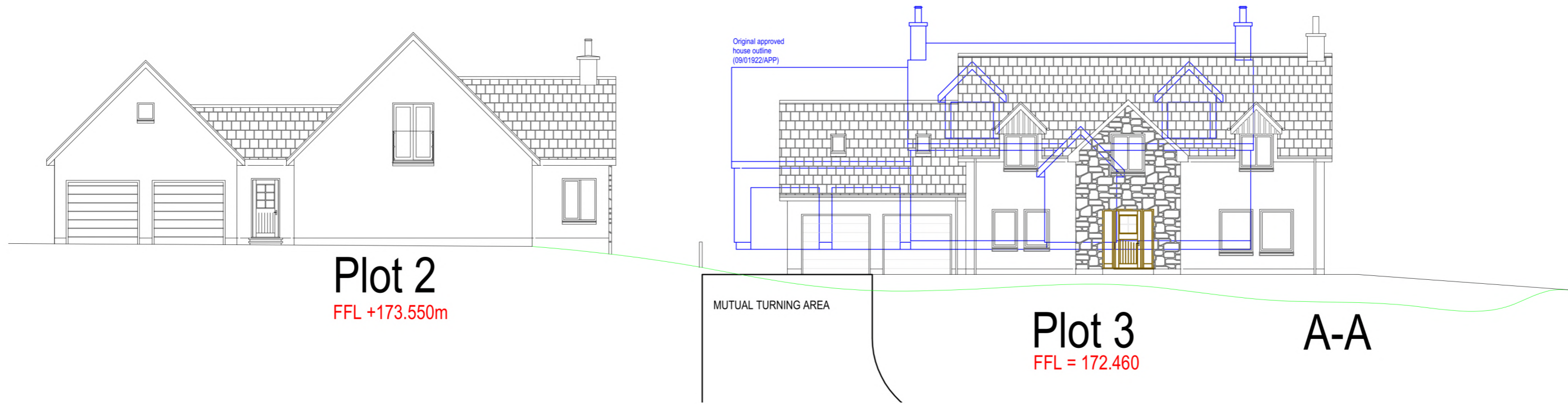
PLANS

Planning and Building Warrant applications...

New House - Conversion -
Garage - Extension...

07876758717

christopher.bremner@hotmail.com

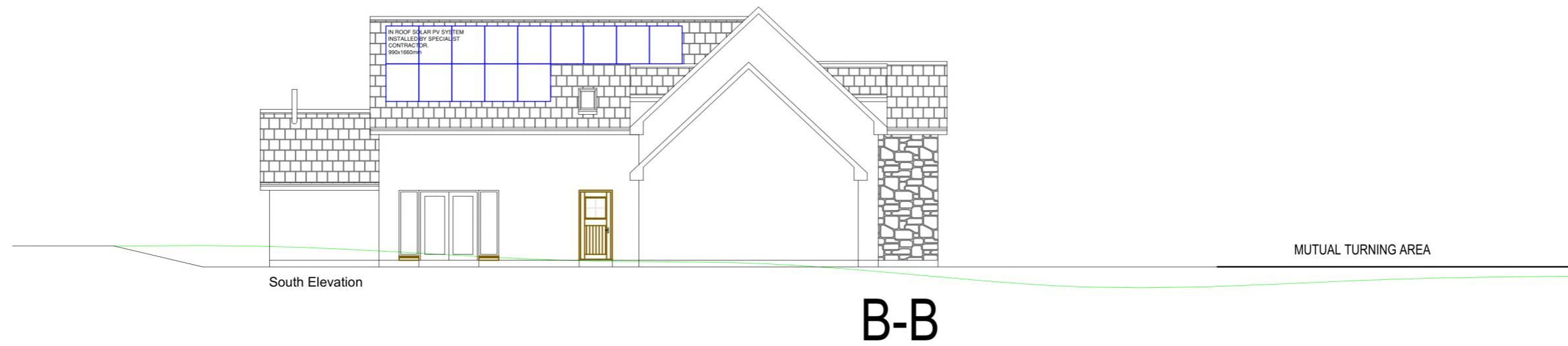


Plot 2
FFL +173.550m

MUTUAL TURNING AREA

Plot 3
FFL = 172.460

A-A



South Elevation

MUTUAL TURNING AREA

B-B

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

REFUSED

02 February 2022

Development Management
Environmental Services
The Moray Council

Mr & Mrs Wright
Plot 3 Minduff,
Drybridge, Buckie

Site Sections
29-09-21 1:150@A3
Drawing No. 20-121-PL02



CHRISTOPHER BREMNER
PLANS

Planning and Building Warrant applications...
New House - Conversion -
Garage - Extension...
07876758717
christopher.bremner@hotmail.com