



MORAY LOCAL REVIEW BODY

SUMMARY OF INFORMATION FOR CASE No 001

Councillors D Ross (Chair), J Hogg & P Paul.

1. Ward 2 : Keith & Cullen

Planning application : 09/00961/OUT – Outline to erect a new dwellinghouse at Clayland, Auchairn By Keith

2. Planning permission was refused under the Statutory Scheme of delegation by the Appointed Officer as:

The proposal is contrary to policy 1(e) of the Moray Structure Plan 2007 and policies H8 and IMP1 of the adopted Moray Local Plan 2008 for the following reasons:

'The proposal would be located within an open rural setting of largely uniform landform character, which would lack sufficient backdrop to offset its prominence when viewed from the adjoining public road network. The resultant development would represent inappropriate 'overtly prominent' development in the countryside, that would neither be low-impact nor well located and which would detract from the rural character of this part of the countryside. No material considerations exist to warrant a departure from policy and if approved the proposal would set an undesirable precedent for further applications to be submitted in the locality'.

3. Case submitted to LRB on 25 February 2010.

Decision:-

Insufficient information in order to proceed to determine the request for review and agreed that an unaccompanied site inspection be undertaken, the purpose of which being to view the site in the context of Policy H8, in particular to the natural backdrop, prominence of the site and overall character of the area and that the Legal & Planning Advisors be in attendance.

4. Unaccompanied site inspection carried out on Friday 19 March 2010.