



MORAY LOCAL REVIEW BODY

SUMMARY OF INFORMATION FOR CASE No 004

1. **Ward 2 : Keith & Cullen**

Planning application : 09/01611/PPP – Planning permission in principle for the erection of a dwellinghouse on a site adjacent to Roadside Croft, Grange, 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:

1. *The proposal would occupy a roadside position within an open setting and would be readily visible from a large part of the surrounding countryside and adjoining public roads. The resultant development would represent inappropriate ‘overtly prominent’ development in the countryside, which would neither be low-impact or well located, and would detract from the rural character of this part of the countryside. Approval would set a serious and undesirable precedent for similar poorly sited proposals to be submitted in the area. It is acknowledged that there is an area of woodland to the north but it is not fully established to provide a backdrop to offset such a prominent site.*
2. *No material considerations exist to warrant a departure from policy and in light of the above the application is recommended for refusal’.*

3. The Report of Handling on the application subject of Review is attached as **Appendix 1**

4. A copy of the Notice of the Review together with the Grounds for Review and Appendices 1 – 7 referred to therein is attached as **Appendix 2**

5. There were no further representations from interested parties.