

proposed access option 2

proposed access option 1

proposed access

site referred to

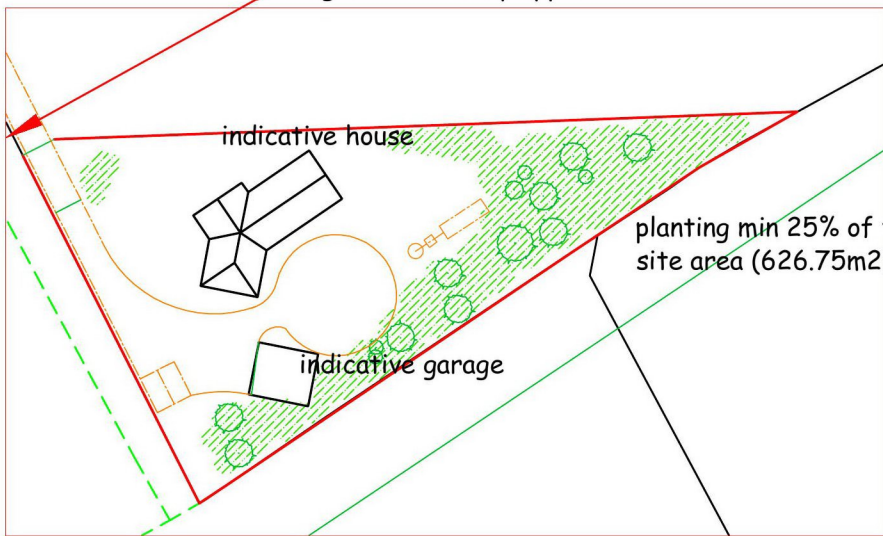
Town & Country Planning
(Scotland) Act, 1997
as amended

APPROVED
15.05.2013

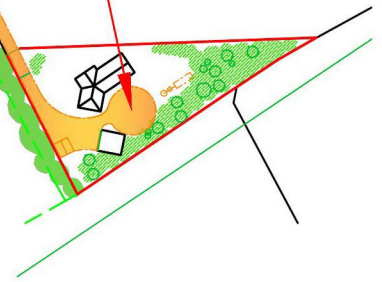
Development Management
Environmental Services
The Moray Council

area 2507m²/0.62 acres
or thereby

hedgerow owned by applicant



Site Plan 1:1000



Site Plan 1:2500



futureplans

architects & planners

The Barnyard Studios
Garmouth, Moray
01343 870007

The Redhouse Studios
Tain, Ross-shire
01862 894894

Dimensions not to be scaled. ©Future Plans reserve all copyrights in respect of the contents of this drawing.

Application for Planning Permission in Principle to erect a house and garage on ground to the south of Bloomfield Farm, Findochty, Buckie. for Mr James Taylor

Scale: **A4**

Job No: **711/1212/T**

Drg No: **2**

Date: **19/03/13**

Rev:

REPORT OF HANDLING

Ref No:	13/00478/PPP	Officer:	Iain T Drummond
Proposal Description/ Address	Erect house at Site South Of Bloomfield Farm Steading Findochty Buckie Moray		
Date:	15.04.13	Typist Initials:	JM

RECOMMENDATION

Approve, without or with condition(s) listed below	Y	
Refuse, subject to reason(s) listed below	N	
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
Environmental Health Manager	05/04/13	Unconditional approval
Contaminated Land	11/04/13	Unconditional approval
Transportation Manager	16/04/13	Approval with conditions and informatives
Scottish Water	05/04/13	No objections
Planning Gain Unit	04/04/13	No contribution sought

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
Whole of Policy 1	N	
Whole of Policy 2	N	
H8: New Housing in Open Countryside	N	
T2: Provision of Road Access	N	
T5: Parking Standards	N	
EP5: SUDS	N	
EP9: Contaminated Land	N	
EP10: Foul Drainage	N	
IMP1: Development Requirements	N	
IMP3: Developer Contributions	N	

REPRESENTATIONS

Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Name	Address	
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		
No objections/representations received.		

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 approved Moray Structure Plan 2007 and the adopted Moray Local Plan 2008 unless material considerations indicated otherwise. In this case the main planning issues are considered below.

Principle of the development

The site has 50% mature boundary enclosure, is in a prominent location with the surrounding landscape, however, has a mature woodland backdrop. There is adequate separation from surrounding properties to ensure the established rural development pattern/density is respected and the applicants propose that 25% of the site will be landscaped. The development is therefore considered to be in accordance with policy H8.

In order to minimise the visual intrusion of the development a condition has been applied to the consent minimising the height of the house to a maximum of 1 and a half storeys with a height not exceeding 7m from ground to ridge.

Access

The Transportation Service has confirmed that the development does not pose a road safety concern subject to certain conditions and informatives being applied to the consent.

REASON(S) FOR DECISION

The Council's reason(s) for making this decision are:-

The development is considered to comply with the Development Plan policies.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

Reference No.	Description			
12/00833/PE	Erection of house and garage at Land To The South Of Bloomfield Farm Steading Findochty Buckie Moray			
	Decision	ID/PE Answered	Date Of Decision	22/05/12

ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Banffshire Advertiser	No Premises	29/04/13
PINS	No Premises	29/04/13

DEVELOPER CONTRIBUTIONS (PGU)	
Status	NONE SOUGHT

DOCUMENTS, ASSESSMENTS etc. *		
* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc		
Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

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)			