

REPORT OF HANDLING

Ref No:	09/02358/PPP	Officer:	Maurice Booth
Proposal Description/ Address	Planning Permission in Principle to erect new dwellinghouse and garage on Site At The Orchard Ashfield Garmouth Moray		
Date:	27 th May 2010	Typist Initials:	SM

RECOMMENDATION

Approve, without or with condition(s) listed below		Y
Refuse, subject to reason(s) listed below		
Legal Agreement required e.g. S,75		N
Notification to Scottish Ministers/Historic Scotland		N
Hearing requirements	Departure	
	Pre-determination	

CONSULTATIONS

Consultee	Date Returned	Summary of Response
Environmental Health Manager	05/02/10	No objection
Contaminated Land	08/02/10	No objection
Transportation Manager	30/04/10	No objection – see conditions
Scottish Water	03/02/10	No objection
Environmental Protection Manager		No comment

DEVELOPMENT PLAN POLICY

Policies	Dep	Any Comments (or refer to Observations below)
Policy 1(e)		
H8: New Housing in Open Countryside		See Observations
EP9: Contaminated Land		
IMP1: Development Requirements		
EP10: Foul Drainage		
T2: Provision of Road Access		
T5: Parking Standards		
EP2: Recycling Facilities		

REPRESENTATIONS

Representations Received YES

Total number of representations received 1

Names/Addresses of parties submitting representations

Name	Address
W J & J Green	Corskie Garmouth Fochabers Moray IV32 7NN

Summary and Assessment of main issues raised by representations

Issue: Concern over access visibility and suitability.

Comments (PO): The impact in relation to the existing level of usage on the track from the house proposed should not be significant. Following discussions Transport accept the visibility and a condition has been applied on this basis.

OBSERVATIONS – ASSESSMENT OF PROPOSAL

At a general level policy IMP1 requires that the scale, density and character of new development must be appropriate and integrated in the surrounding area. However, the specific policy for assessing new housing in the countryside is H8 and (subject to the other criteria) this policy is relatively permissive, effectively allowing for prominent but not overtly prominent new housing.

Under H8 (a) the specific requirements are :-

- It does not detract from the character or setting of existing buildings, or their surrounding area, when added to and existing grouping, or linear extension
- It is not overtly prominent (such as on a skyline or on artificially elevated ground; or in open settings such as central areas of fields). Where an otherwise prominent site is offset by natural backdrops, these will normally be acceptable in terms of this criteria.

At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (for example, dykes, hedgerows, watercourses, tracks and roadways).

The proposal site is on a road frontage a short distance outside the defined settlement, separated by arable land. The site is an orchard type area, wooded in character and with trees forming a screen hedge along the frontage. It is part of the extended curtilage of an existing house. Although the visibility requirements would result in some of the screening fronting the site being lost, the existing tree cover would provide a setting for the new house and the proposed development would be reasonably integrated within the established setting. The proposed house would not be overtly prominent.

There is sufficient separation from the nearby settlement and definition of the site itself for the proposed development not to contribute to unplanned addition to that settlement.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

There are no other material considerations that would alter this assessment.

HISTORY

Reference No.	Description		
	Decision		Date Of Decision

ADVERT

Advert Fee paid?	Yes		
Local Newspaper	Reason for Advert	Date of expiry	
Northern Scot	No Premises	25/02/10	

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)			