



DEVELOPMENT MANAGEMENT

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Your Reference: 12/68
Our reference: 13/02213/PPP

8th January 2014

Dear Sir(s)/Madam

Town and Country Planning (Scotland) Act 1997
Application Number 13/02213/PPP
Erect house at Rabbit Rock Craigellachie Moray

Your application was received as valid on **4th December 2013**. If on **29th January 2014** the Council has not:

- (a) given notice of its decision and;
- (b) you have not agreed in writing with the Council to extend the period (normally two months) allowed for deciding an application then, in most cases you may submit a written notice of review to The Moray Council Local Review Body.
 - (i) within three months of the date upon which the Council's period for deciding the application expires and;
 - (ii) on a form which can be obtained from The Clerk, The 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 download from www.eplanning.scotland.gov.uk on a form which can be obtained from the Scottish Ministers, Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR. This form may be also be downloaded from www.eplanning.scotland.gov.uk

In this case, no planning fee is required/payable

Please note that when you submit an application, information about the planning application will appear on the planning register and the completed forms and associated documents will be published on the Council's website at <http://public.moray.gov.uk/eplanning>. You can also use this site to track progress of your application. Prior to publication online and in order to comply with the Data Protection Act, 'redaction' software will be applied to documents to avoid (or mask) publication of personal information i.e. signatures, and personal telephone numbers and email addresses. Where appropriate, other "sensitive" information within documents will also be redacted prior to

publication online.

Please note that other information associated with the application may also be published on the Council's website.

If you have included an email address with the application, the Council would prefer to forward any further communications about the application using that address, unless you indicate otherwise.

If this application was submitted using the online application and appeal service (www.eplanning.scotland.gov.uk), you are deemed to have agreed to the use of electronic communications for all purposes relating to the application and the electronic address provided will be incorporated into the application, unless you indicate otherwise (online Guidance Notes refer).

Your proposals may also require a Building Warrant and if this is the case, you are reminded that no development including change of use should commence until such time as you have received both Planning Permission and a Building Warrant. Other consents may also be required.

Yours faithfully

Emma Mitchell
Planning Officer

APPLICATION FOR PLANNING PERMISSION

FOR OFFICIAL USE ONLY

Reference No(s):

Registration Date

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application

1

Applicant's Details

Title MISS Forename JEAN Surname ALLEN
Company Name - Building No./Name -
Address HOLLYWOOD FARM, CLACHBLAKE
CRAIGELACHIE Postcode AB38 9SQ.
Telephone (inc. STD Code) - Mobile 07780 792354
Fax - Email -

2

Agent's Details

Company Name PLANS PLUS Agent Ref No. 12/68
Forename COLIN Surname KEIR
Building Number - Building Name PLANS PLUS OFFICES
Address MAIN STREET URQUHART
BY ELGIN MORAY Postcode IV30 8LG
Telephone [REDACTED] Extension 21 Mobile [REDACTED]
Fax - Email [REDACTED]

3

Postal Address or Location of the Proposed Development (please include postcode)

RABBIT ROCK, WESTER ELCHIES
CRAIGELACHIE MORAY

Postcode AB38 9SQ

NB. If you do not have the full postal address, you must provide a description of the land for which the development is proposed.

4

Type of Application

What is this application for? Please select one of the following:

- Planning Permission
- Planning Permission in Principle
- Further Application*
- Application for Approval of Matters Specified in Conditions*
- Application for Mineral Works**

NB. A 'further application' may be, e.g. development that has not yet commenced and where a time limit has been imposed; a renewal of planning permission or a modification, variation or removal of a planning condition.

* Please provide the reference number of the previous application and date when permission was granted:

Reference No: 13/00550/PPP Date: REFUSED 23/5/13

** Please note that if you are applying for planning permission for mineral works, please check with the planning authority whether they have an alternative form to be submitted or if they require additional information.

5

Description of the Proposal

Please describe the proposal including any change of use:

PPP TO ELECT NEW DWELLING HOUSE

Is this a temporary permission? Yes No

If yes, please state how long permission is required for and why:

—

Have the works already been started or completed?

Yes No

If yes, please state date of completion, or if not completed, the start date:

Date:

If yes, please explain why work has already taken place in advance of making this application.

6

Pre-Application Discussion

Have you received advice from the planning authority in relation to this proposal?

Yes No

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority?

Yes No

Please provide a description of the advice you were given and who you received the advice from:

Name:

Reference Number:

Date:

7

Site Area

Please state the site area in either hectares or square metres:

Hectares (ha)

0.27

Square Metres (sq. m.)

8

Existing Use

Please describe the current or most recent use:

PART OF FARM LAND.

9

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes No

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or a reduced number of spaces)

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements? Yes No

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to public drainage network

No, proposing to make private drainage arrangements

Not Applicable - only arrangement for water supply required

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

Discharge to watercourse(s) (including partial soakaway)

Discharge to coastal waters

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

Other private drainage arrangement (such as chemical toilets or composting toilets)

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water? Yes No
(e.g. SUDS arrangements)

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes No, using a private water supply

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

11

Assessment of Flood Risk

Is the site within an area of known risk of flooding? Yes No Don't know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes No Don't Know

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12

Trees

Are there any trees on or adjacent to the application site? Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal and indicate if any are to be cut back or felled.

13

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling) Yes No

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? Yes No

If yes, how many units do you propose in total?

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

15

For all types of non housing development - new floorspace proposed

Does your proposal alter or create non-residential floorspace? Yes No

If yes, please provide non residential details below:

Use type:

Gross (proposed) floorspace (sq. m.):

Number of new (additional) rooms:

Size of existing building/structure in total:

Please give details of internal floorspace:

Net trading space:

Non-trading space:

Total:

16

Schedule 3 Development

Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008? Yes No Don't know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but will charge you a fee. Please contact your planning authority for advice on planning fees.

17

Planning Service Employee/Elected Member Interest

Are you or is the applicant, or the applicant's spouse/partner, a member of staff within the planning service or an elected member of the planning authority?

Or, are you/the applicant/the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

If you have answered yes please provide details:

COUNCILLOR PAUL IS RELATED TO THE AGENT.

DECLARATION

I, the applicant/agent certify that this is an application for planning permission. The accompanying plans/drawings and additional information are provided as part of this application.

Signature:



Name:

COLIN KEIR.

Date:

2 / 12 / 13

Name	Address	Date of Service of Notice
(2) None of the land to which the application relates constitutes or forms part of agricultural land <input type="checkbox"/>		
(2) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have/the applicant has* served notice on every person other than myself/the applicant* who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: <input type="checkbox"/>		

Name	Address	Date of Service of Notice
3) I have/The applicant has* been unable to give notice to every person other than myself/the applicant* who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. <input type="checkbox"/>		
3) I have/The applicant has* taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and have/has been* unable to do so. <input type="checkbox"/>		

Steps taken:

Signed _____

On behalf of* _____

Date _____

* Delete where appropriate



LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2008

FORM 1 OR FORM 2 MUST BE COMPLETED BY ALL APPLICANTS

FORM 1

Form 1 is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself/the applicant* was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application
- (2) None of the land to which the application relates constitutes or forms part of agricultural land

Signed

[Redacted signature]

On behalf of*

MISS JEAN ACCEN

Date

2 / 12 / 13

* Delete where appropriate

FORM 2

I hereby certify that -

- (1) No person other than myself/the applicant* was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application.

- (1) I have/The applicant has* served notice on every person other than myself/the applicant* who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

[Redacted signature]