

MORAY DISTRICT COUNCIL

All Communications to be addressed to the Chief Executive

JAMES P. C. BELL, M.A., LL.B.
Chief Executive

Telephone: ELGIN 3451
(STD 0343:3451)



APPENDIX A


DISTRICT HEADQUARTERS
ELGIN
MORAY
IV30 1BX

IF TELEPHONING OR CALLING ASK FOR

Mr. Calder Ext. 218

Our Ref: NC/AP/PD MP/541/80 E3 Your Ref:

30th September, 1980

G. Gilbert Esq.,



Town and Country Planning (Scotland) Act 1972
Erection of a house at the rear of 7 King Street, New Elgin

I enclose planning permission in respect of the above development.

I also enclose two pre-paid postcards which should be used to advise the Director of Planning of the dates of commencement and completion of the works. If you are not in control of the building operations please ensure that the person responsible sends in the cards at the appropriate times.

During consideration of the application the undernoted observations were received in regard to other aspects of the development. Should you wish to discuss any of these matters please contact the official concerned who will be glad to provide you with any further information you may require.

If you propose to make any alteration to or to deviate from the approved plans, you should advise the Director of Planning, District Headquarters, High Street, Elgin who will advise you whether you will require to submit amended plans for approval. No deviation from the approved plans should be undertaken without the prior approval of the Director of Planning.

Yours faithfully,


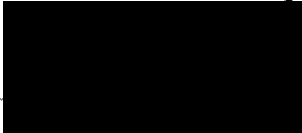
Chief Executive.

Note referred to:- Director of Water Services, Grampian Road, Elgin.
Water Supply - A Public Water Supply is available subject to Grampian Regional Council's reasonable cost policy. The Developer is required to submit Form WS 1 to the Divisional Manager NOT LESS THAN 14 DAYS before any work commences. Storage may be required sufficient for consumption six hours.
Drainage/

Drainage - Public Sewers are located in King Street. The cost of connecting thereto must be met in whole by the applicant who should determine for himself that his site can drain thereto. Drainage must be on COMBINED system. The Developer is required to submit Application Form WS 50 to the Divisional Manager NOT LESS THAN 14 DAYS before any work commences.

MORAY DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1972

To G. Gilbert Esq.,


With reference to your application dated 17th June, 1980 for planning permission under the above-mentioned Act for the following development, viz:-


erection of a house at the rear of 7 King Street, New Elgin

the District Council in exercise of their powers under the said Act hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, subject however to the following condition(s), viz:-

- (i) that in order that the District Council as Planning Authority may consider the proposals further -
- ~~(a) the permission hereby granted shall be in outline only;~~
 - (b) detailed plans showing siting, access, structure, sections, external appearance, means of drainage and materials (including colour) with which the building will be finished, and the provision of utilities shall be submitted for consideration at a later date;
- (ii) that in the interests of road safety -
- (a) the telegraph pole situated in the north-west corner of the site shall be repositioned so as not to obstruct visibility at the access;
 - (b) the new access shall be formed to the specification of the Divisional Road Surveyor (Moray), Grampian Regional Council.

This permission does not carry with it any necessary consent or approval to the proposed development under the Building (Scotland) Act 1959 as amended or other enactments.

Dated this Thirtieth day of September, 1980


Depute Chief Executive.

District Headquarters,
High Street,
ELGIN.

(see over

NOTES:-

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 33 of the Town and Country Planning (Scotland) Act 1972, within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the local planning authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning (Scotland) Act 1972.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 158 of the Town and Country Planning (Scotland) Act 1972.

(4) In terms of Section 39 of the Town and Country Planning (Scotland) Act 1972, this permission is granted subject to the following additional conditions:-

- (a) that in the case of any reserved matter, application for approval must be made not later than the expiration of 3 years beginning with the date of the grant of outline planning permission; and
- (b) that the development to which the permission relates must be begun not later than whichever is the later of the following dates:-
 - (i) the expiration of 5 years from the date of the grant of outline planning permission; or
 - (ii) the expiration of 2 years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

NOTE TO APPLICANTS

This is a short checklist based on common ERRORS found in newly submitted applications.

- 1 FORMS - 4 copies must be completed. Parts of the form considered to be irrelevant to your application should be DELETED to avoid confusion. The forms should be SIGNED AND DATED on both the front and back pages.
- 2 NOTIFICATION (Forms for this purpose are supplied with the application forms)

NOTICE NO 1 form - this form should be served on the OWNER and any AGRICULTURAL tenant of the site.

NOTICE NO 2 form - the NEIGHBOURS to be served with this are defined on the form itself. Each person served should also receive A COPY OF THE APPLICATION FORM. Notification is NOT REQUIRED for applications solely involving approval: a) to display advertisements; b) for Listed Building Consent.
- 3 INSPECTION OF PLANS BY NEIGHBOURS - It is your responsibility to arrange for plans to be available in a place local to neighbours. The District Council will not do this automatically but may be able to assist if requested.
- 4 CERTIFY THAT YOU HAVE NOTIFIED NEIGHBOURS PROPERLY - The CERTIFICATE UNDER ARTICLE 7(3) must be properly completed and returned to the Planning Department. All irrelevant statements on the front page should be deleted and the back page of the Certificate must be completed in full and signed.
- 5 PLANS AND DRAWINGS - At least 4 sets are required - more may be requested to speed up the consultation procedure with other Authorities etc. Location plans should be to a scale of 1:2500 and site plans at 1:200 or 1:500 with the boundaries of the application site accurately marked in RED and any adjoining land controlled by the applicant marked in BLUE.

Where the application is for an extension or renovation, all new work proposed must be clearly identified IN COLOUR. The onus rests with the applicant to indicate clearly and accurately what is being proposed. Failure to do so may lead to delays.

Plans of new buildings should indicate finished floor level in relation to a fixed datum.

Where sites are sloping a section should clearly indicate the change in level across the site and the extent of any necessary underbuilding.

Although details of COLOUR and FINISH should be indicated on the drawings it should also be entered in the FORM at the appropriate place - "see plans" is not acceptable.

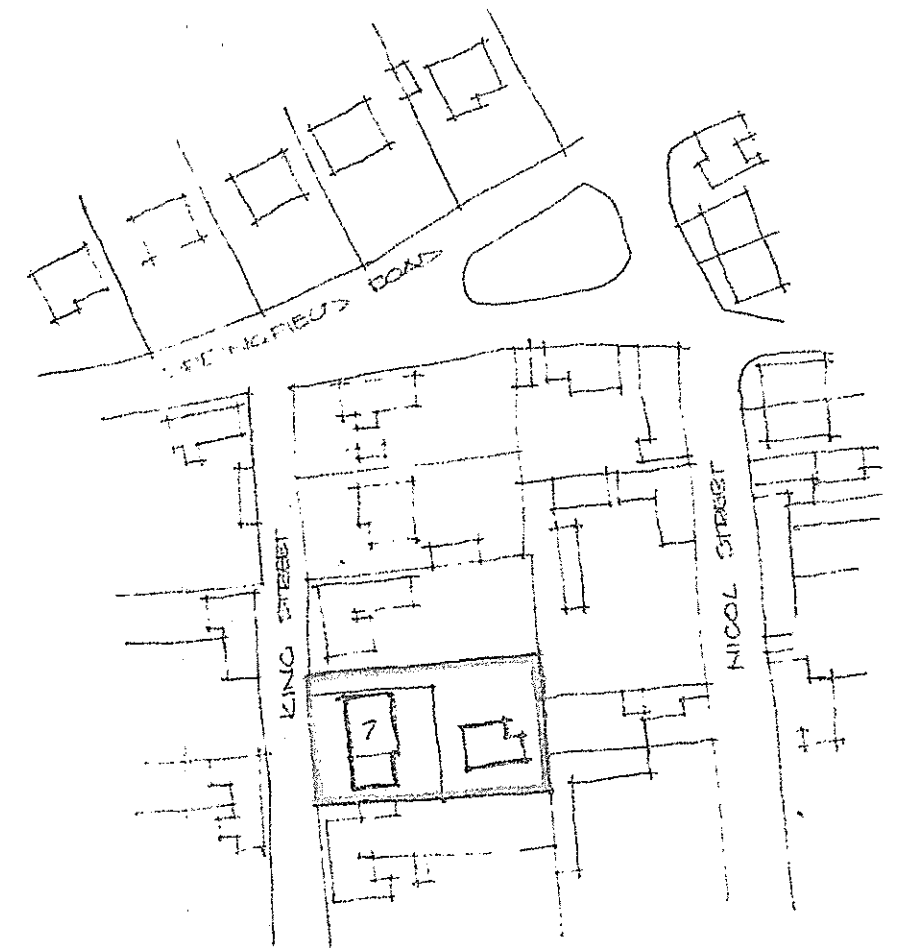
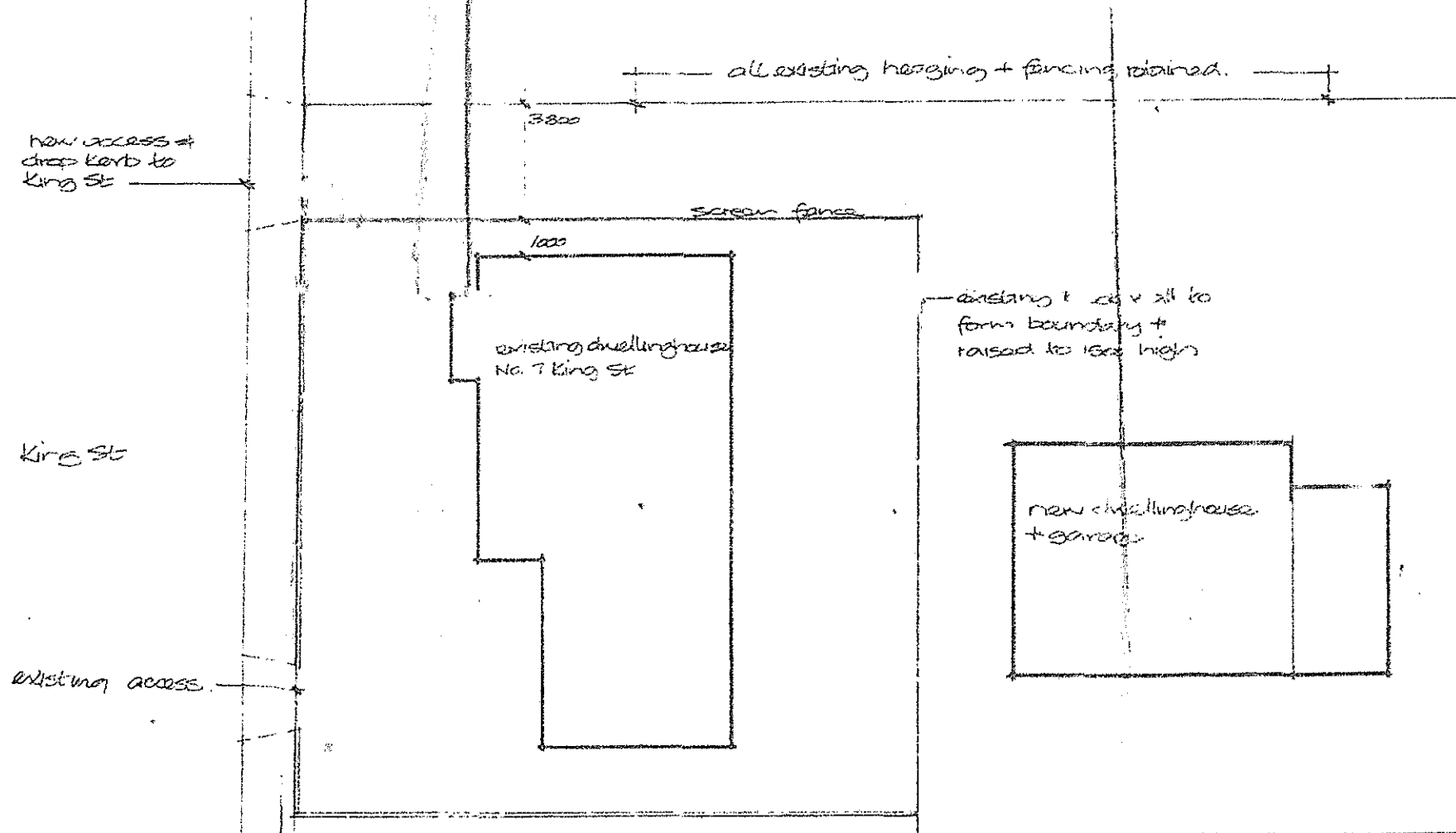
- 6 FEE - If you have difficulty calculating the fee, the calculation can be done by the Planning Department as part of the initial checking process and an invoice will be issued.
- 7 REGISTRATION - No application will be registered as VALID until the forms are properly completed and the plans are in order. Invalid applications will be returned in full to the applicant with advice regarding omissions.

TOWN & COUNTRY PLANNING
(SCOTLAND) ACT 1972

THIS PLAN HAS BEEN APPROVED
BY THE DISTRICT COUNCIL IN TERMS
OF SECTION 17(1) OF THE ACT
SPECIFICALLY IN PLAN
13/80/180

REF. NO. MCD/54/180/01
MORAY DISTRICT HEADQUARTERS
ELGIN.

LAYOUT PLAN Scale 1:50.



LOCATION PLAN SCALE 1:1250

PROPOSED DWELLINGHOUSE AT REAR
OF 7 KING STREET NEW ELGIN FOR
G. GILBERT Esq

June '80

Scale 1:200