



the **MORAY** council

The Moray Council Council Office, High Street Elgin IV30 1BX

Tel: 01343 563 501

Fax: 01343 563 263

Email: development.control@moray.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000102967-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

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

We strongly recommend that you refer to the help text before you complete this section.

- Application for Planning Permission (including changes of use and surface mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Replace builder's store and yard with house and garage at Site at Rafford, Forres

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

- No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	grant and geoghegan
Ref. Number:	
First Name: *	grant
Last Name: *	and geoghegan
Telephone Number: *	01343556644
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	neil@gmail.co.uk

You must enter a Building Name or Number, or both:*

Building Name:	Unit 4
Building Number:	
Address 1 (Street): *	Westerton Road Business Centre
Address 2:	4 Westerton Road South
Town/City: *	KEITH
Country: *	UK
Postcode: *	AB55 5FH

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Ms
Other Title:	
First Name: *	Francesca
Last Name: *	Spillings
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:*

Building Name:	per grant and geoghegan
Building Number:	
Address 1 (Street): *	Unit 4 Westerton Road Business Centre
Address 2:	
Town/City: *	KEITH
Country: *	Moray
Postcode: *	AB55 5FH

Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Site at Rafford, Forres

Northing

854278

Easting

306681

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.40

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Builder's store and yard

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting 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 highlighting 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? *

3

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, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

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

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

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 explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

New septic tank to soakaway

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

Yes No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

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

- Yes
- No, using a private water supply
- No connection required

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

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

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 site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details:(Max 500 characters)

To Local Authority requirements

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

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

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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 accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: grant and geoghegan

On behalf of: Ms Francesca Spillings

Date: 23/10/2014

Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. * Yes N/A

A Design Statement or Design and Access Statement. * Yes N/A

A Flood Risk Assessment. * Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * Yes N/A

Drainage/SUDS layout. * Yes N/A

A Transport Assessment or Travel Plan. * Yes N/A

Contaminated Land Assessment. * Yes N/A

Habitat Survey. * Yes N/A

A Processing Agreement * Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: grant and geoghegan

Declaration Date: 29/10/2014

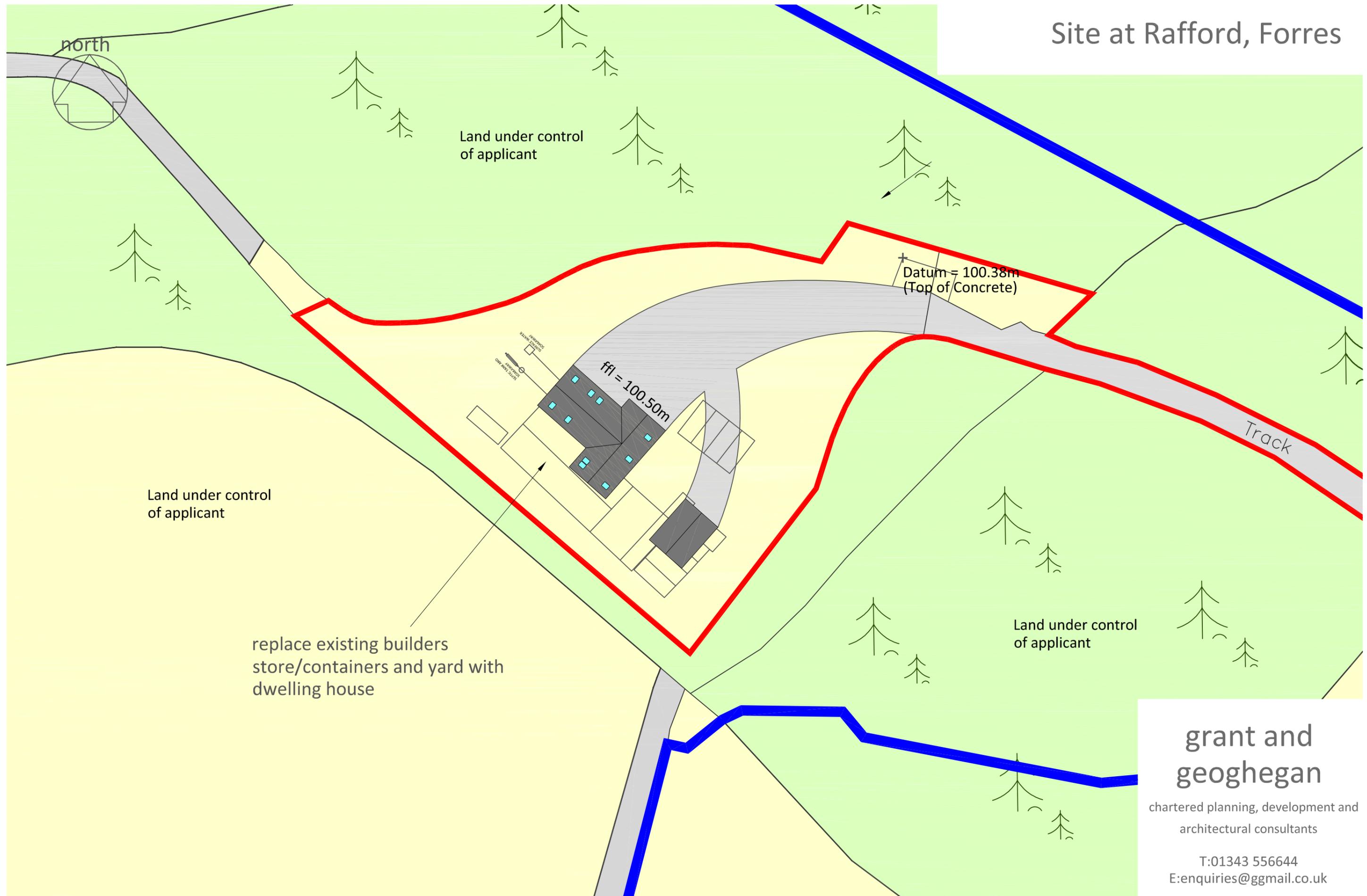
Submission Date: 29/10/2014

Payment Details

██████████

Created: 29/10/2014 12:04

Site at Rafford, Forres



Land under control of applicant

replace existing builders store/containers and yard with dwelling house

Datum = 100.38m (Top of Concrete)

ffl = 100.50m

Track

Land under control of applicant

grant and geoghegan

chartered planning, development and architectural consultants

T:01343 556644
E:enquiries@ggmail.co.uk

Drawing Title site plan	Scale at A3 1:500	Date: october 14	Drawing No. 14/41463/01
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Consultation Request Notification - Contaminated Land

Planning Authority Name	The Moray Council
Response Date	11th December 2014
Planning Authority Reference	14/02088/APP
Nature of Proposal (Description)	Replace builders store and yard with house and garage on
Site	Site 350M Northwest Of Damhead Rafford Forres Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068421
Proposal Location Easting	306636
Proposal Location Northing	854317
Area of application site (Ha)	4000 m2
Additional Comments	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=N E8WTZBGAK000
Previous Application	14/01093/PE
Date of Consultation	27th November 2014
Is this a re-consultation of an existing application?	No
Applicant Name	Mrs Francesca Spillings
Applicant Organisation Name	
Applicant Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Agent Name	Grant And Geoghegan
Agent Organisation Name	
Agent Address	Unit 4 Westerton Road Business Centre 4 Westerton Road South Keith AB55 5FH
Agent Phone Number	Mobile Telephone : 07747562820 Mobile Telephone : 07769744332 Work Telephone : 01343 556644
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk

PA Response To	consultation.planning@moray.gov.uk
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NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL PLANNING CONSULTATION RESPONSE

From: Environmental Health - Contaminated Land

Planning Application Ref. No: 14/02088/APP

Replace builders store and yard with house and garage on Site 350M Northwest Of Damhead Rafford Forres Moray for Mrs Francesca Spillings

I consider that:

- | | Please x |
|---|-------------------------------------|
| (a) The Contaminated Land Team do not require any further information and the final consultation response is attached. | <input type="checkbox"/> |
| (b) An informative note with the attached information on the final consultation response should be included within any consent granted. | <input checked="" type="checkbox"/> |
| (c) The condition indicated on the final consultation response should be included within any consent granted. | <input type="checkbox"/> |

HOLDING COMMENTS

- | | |
|--|--------------------------|
| (d) A contaminated land assessment has been requested and the application should not be approved nor submitted to committee for determination until the final consultation response has been received from the Contaminated Land Team. | <input type="checkbox"/> |
|--|--------------------------|

Contact: Allan Park

email address: allan.park@moray.gov.uk

Consultee: Environmental Health - Contaminated Land

Date: 3rd December 2014

Phone No: 01343 563486

Return response to

consultation.planning@moray.gov.uk

Please note that information associated with the application will be published on the Council's website at <http://public.moray.gov.uk/eplanning>.

FINAL PLANNING CONSULTATION RESPONSE

Please

x

- No further Action

CONDITIONS

- | | |
|--|--------------------------|
| <input type="checkbox"/> Unsuspected | CL01 |
| <input type="checkbox"/> Gas Membrane | CL02 + CL03 |
| <input type="checkbox"/> Hydrocarbon Membrane | CL04 + CL05 |
| <input type="checkbox"/> Asbestos | CL06 |
| <input type="checkbox"/> Imported Material Condition | CL07, CL08 + CL09 |
| <input type="checkbox"/> Remediation – No Further Investigation
Date..... | CL10 |
| <input type="checkbox"/> Remediation – Further Investigation
Site
Name.....
Date..... | CL11 + CL12 |
| <input type="checkbox"/> Standby – (No conditions received) | CL13 |
| <input type="checkbox"/> Non Standard Condition – {specify} | |

REFUSAL

- | | |
|--|-------------|
| <input type="checkbox"/> Refusal and standby condition | CL14 |
| <input type="checkbox"/> Non Standard Reason for Refusal {specify} | |

INFORMATIVES

- | | |
|---|---------------|
| <input type="checkbox"/> Agricultural Note | ICL002 |
| x Single Source
Source: Builders Yard including storage of construction waste
Distance: On site
Letter: F | ICL003 |

- **Single Source and Agricultural Note** **ICL004**
 Source.....Distance...

 Direction.....Letter.....

- **Multiple Sources** **ICL005**
 Source.....Distance...

 Direction.....Letter.....

 Source.....Distance...

 Direction.....Letter.....

- **Multiple Sources and Agricultural Note** **ICL006**
 Source.....Distance...

 Direction.....Letter.....

 Source.....Distance...

 Direction.....Letter.....

- **Non Standard Informative Note – {specify}**

Please note that information associated with the application will be published on the Council's website at <http://public.moray.gov.uk/eplanning>.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	11th December 2014
Planning Authority Reference	14/02088/APP
Nature of Proposal (Description)	Replace builders store and yard with house and garage on
Site	Site 350M Northwest Of Damhead Rafford Forres Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133068421
Proposal Location Easting	306636
Proposal Location Northing	854317
Area of application site (Ha)	4000 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=N E8WTZBGAK000
Previous Application	14/01093/PE
Date of Consultation	27th November 2014
Is this a re-consultation of an existing application?	No
Applicant Name	Mrs Francesca Spillings
Applicant Organisation Name	
Applicant Address	██████████ ██████████ ██████████ ██████████
Agent Name	Grant And Geoghegan
Agent Organisation Name	
Agent Address	Unit 4 Westerton Road Business Centre 4 Westerton Road South Keith AB55 5FH
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 14/02088/APP

Replace builders store and yard with house and garage on Site 350M Northwest Of Damhead Rafford Forres Moray for Mrs Francesca Spillings

I consider:-

- | | Please |
|--|--------------------------------------|
| (a) that the application should be refused (<i>please state reasons below</i>) | x
<input type="checkbox"/> |
| (b) that the application should be approved unconditionally | <input type="checkbox"/>
X |
| (c) that the application should be approved, subject to certain conditions (<i>please state conditions and comments below</i>) | <input type="checkbox"/> |
| (d) that in addition to the above recommendation further information should be passed to the applicant (<i>please state these below</i>) | <input type="checkbox"/> |
| (e) that further information is required in order to consider the application. | <input type="checkbox"/> |
| (f) Other (please state comments below) | <input type="checkbox"/> |

Reasons for refusal

Conditions

Further information to be passed to applicant

Further information required to consider the application

Any other comments

Contact: Russell Anderson
email address:
Consultee:

Date.....5/12/14.....
Phone No

Return response to	consultation.planning@moray.gov.uk
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