



MORAY LOCAL REVIEW BODY

26 MARCH 2020

SUMMARY OF INFORMATION FOR CASE No LR236

Planning Application 19/01031/APP – Erection of new dwellinghouse and change of use from agricultural land to domestic at a site adjacent to Woodside Farm, Kinloss

Ward 8 – Forres

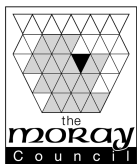
Planning permission was refused under the Statutory Scheme of Delegation by the Appointed Officer on 17 December 2019 on the grounds that:

The proposed house would be sited immediately outwith the settlement boundary of Kinloss, and would degrade the distinction between Kinloss and its surrounding countryside. On this basis, the proposal is contrary to policies E9 (Settlement Boundaries), H7 (Housing in the Countryside) and IMP1 (Developer Requirements) of the Moray Local Development Plan 2015.

Documents considered or prepared by the Appointed Officer in respect of the above planning application are attached as **Appendix 1**.

The Notice of the Review, Grounds for Review and any supporting documents submitted by the Applicant are attached as **Appendix 2**.

No Further Representations were received in response to the Notice of Review.



Location plan for Planning Application Reference Number : 19/01031/APP



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APPENDIX 1

DOCUMENTS CONSIDERED OR PREPARED BY THE APPOINTED OFFICER



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: development.control@moray.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100177071-002

The online reference 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: *

- ☒ 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)

Erection of new dwellinghouse and change of use from agricultural land to domestic.

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

Has the work already been started and/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: | John Wink Design | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | John | Building Name: | Midtown of Foudland |
| Last Name: * | Wink | Building Number: | |
| Telephone Number: * | 01464841113 | Address 1 (Street): * | Glens of Foudland |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Huntly |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | AB54 6AR |
| Email Address: * | planning@johnwinkdesign.co.uk | | |
| Is the applicant an individual or an organisation/corporate entity? * | | | |
| <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity | | | |

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|----------|--|----------------------|
| Title: | Other | You must enter a Building Name or Number, or both: * | |
| Other Title: | Mr & Mrs | Building Name: | c/o John Wink Design |
| First Name: * | - | Building Number: | |
| Last Name: * | Rhind | Address 1 (Street): * | Midtown of Foudland |
| Company/Organisation | | Address 2: | Glens of Foudland |
| Telephone Number: * | | Town/City: * | Huntly |
| Extension Number: | | Country: * | Scotland |
| Mobile Number: | | Postcode: * | AB54 6AR |
| Fax Number: | | | |
| Email Address: * | | | |

Site Address Details

Planning Authority:

Moray Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

862472

Easting

307887

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☒ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Amended application form was requested to expand on proposal description. Amended site plan and site location drawings have been attached to this submission with site levels relative to a fixed datum point. Proposed access road has been amended on both plans.

Title:

Ms

Other title:

First Name:

Teresa

Last Name:

Ruggeri

Correspondence Reference
Number:

19/01031/APP

Date (dd/mm/yyyy):

20/08/2019

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

3895.00

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)

Agricultural.

Access and Parking

Are you proposing a new 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 change to public paths, public rights of way or affecting any public right 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?

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, cycles 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

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

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: *

Please see attached drainage report 12102-REP-001.

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)

Area of hardstanding to be provided to aid the storage and collection of waste.

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? * | <div style="border: 1px solid black; display: inline-block; width: 100px; height: 20px; line-height: 20px;">1</div> |
| Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement. | |
| <h2 style="margin: 0;">All Types of Non Housing Development – Proposed New Floorspace</h2> | |
| Does your proposal alter or create non-residential floorspace? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <h2 style="margin: 0;">Schedule 3 Development</h2> | |
| Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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. | |
| <h2 style="margin: 0;">Planning Service Employee/Elected Member Interest</h2> | |
| 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? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <h2 style="margin: 0;">Certificates and Notices</h2> | |
| CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013 | |
| One Certificate must be completed and submitted along with the 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? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Is any of the land part of an agricultural holding? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Do you have any agricultural tenants? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <h2 style="margin: 0;">Certificate Required</h2> | |
| The following Land Ownership Certificate is required to complete this section of the proposal: | |
| Certificate E | |

Land Ownership Certificate

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

Certificate E

I hereby certify that –

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

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

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

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – 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 –

Signed: John Wink

On behalf of: Mr & Mrs - Rhind

Date: 28/08/2019

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country 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 principle 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 development (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 Country 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.

If Other, please specify: * (Max 500 characters)

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: Mr John Wink

Declaration Date: 28/08/2019



North East Elevation
Scale 1:100



South West Elevation
Scale 1:100

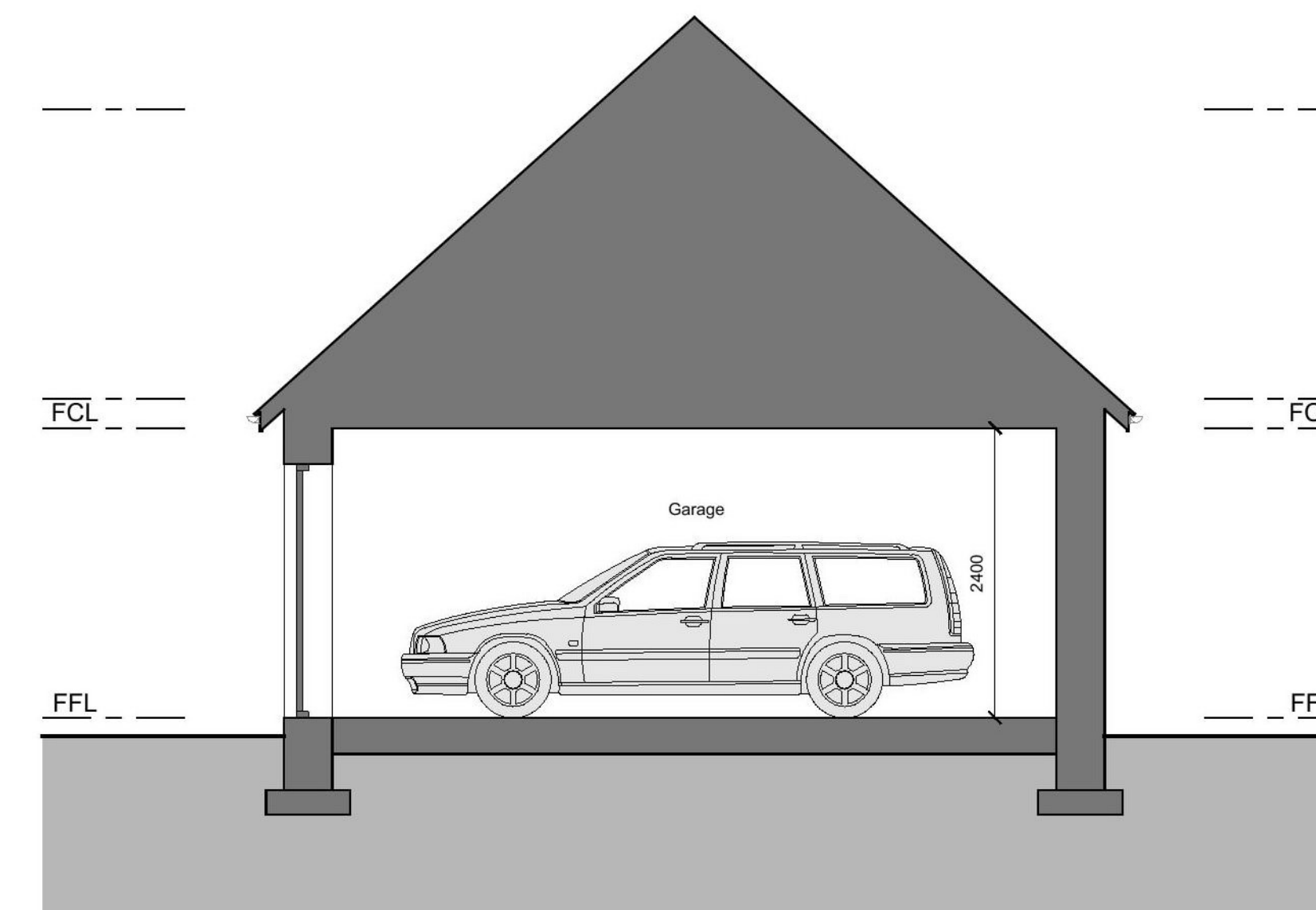
MATERIALS

Wall finish - Smooth render / stonework
Roof finish - Natural slate
Window and door finish - Grey alu-clad
Rainwater goods - Aluminium

| Rev: | Details: | Date: | By: |
|------|----------|-------|-----|
| | | | |
| | | | |
| | | | |



Section C-C
Scale 1:50



Section D-D
Scale 1:50

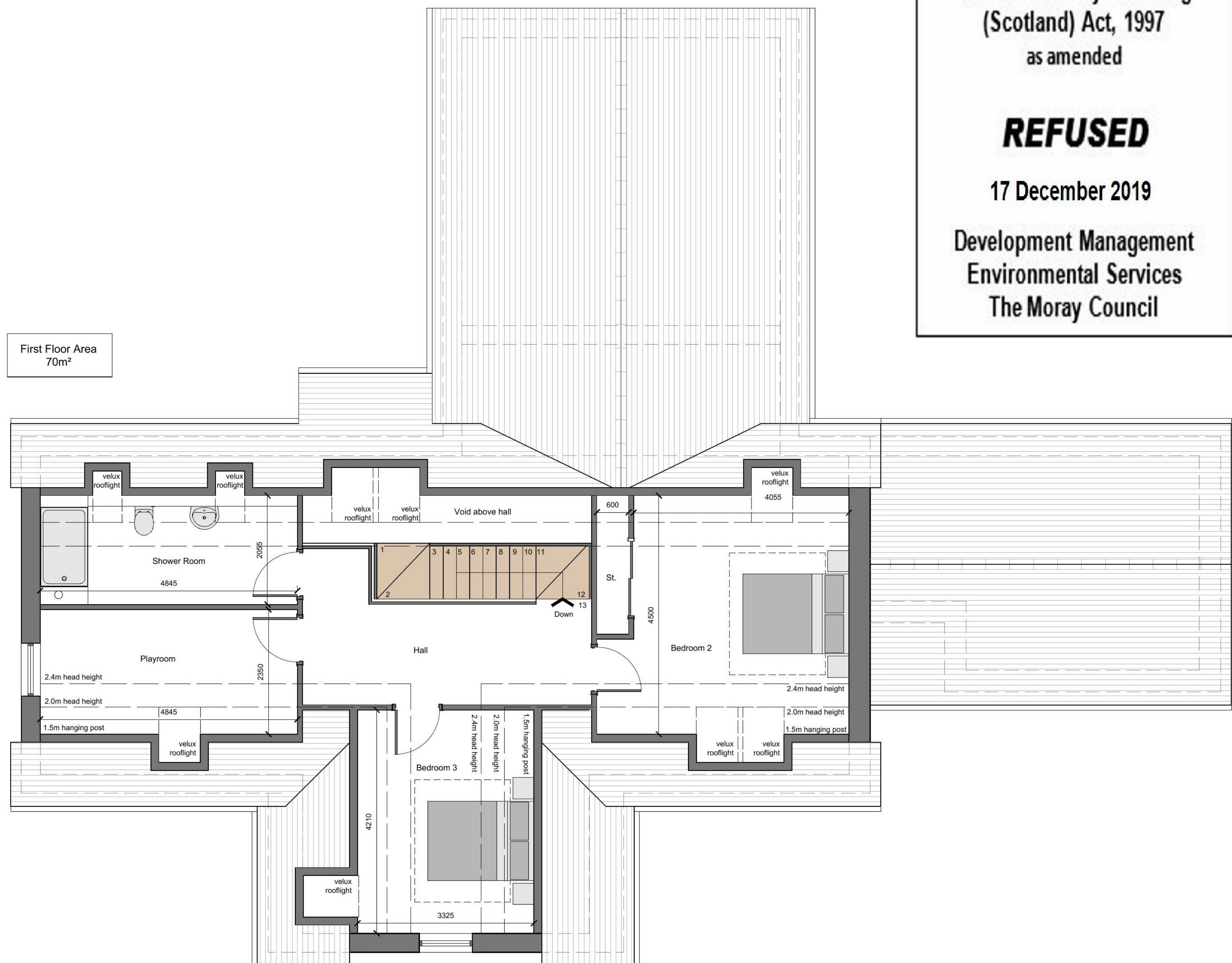
Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

17 December 2019

Development Management
Environmental Services
The Moray Council

First Floor Area
70m²



First Floor Plan
Scale 1:50

| | |
|--|---------------------|
| Project New House | |
| At: Site adjacent Woodside Farm Kinloss Forres IV36 3UA | |
| For: Mr & Mrs A. Rhind | |
| Drawing Planning - First Floor Plan, Sections & Elevations | Date August 2019 |
| Scale As noted @ A1 | Dwg No 2102-021 |
| Revision - | |
| 1: 01464 841113 e: office@johnwinkdesign.co.uk Midtown of Foudland Glens of Foudland Huntly Aberdeenshire AB54 6AR | |
| Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts. | |
| This drawing is copyright of John Wink Design. © | |

JOHN WINK
DESIGN





South West Elevation
Scale 1:100

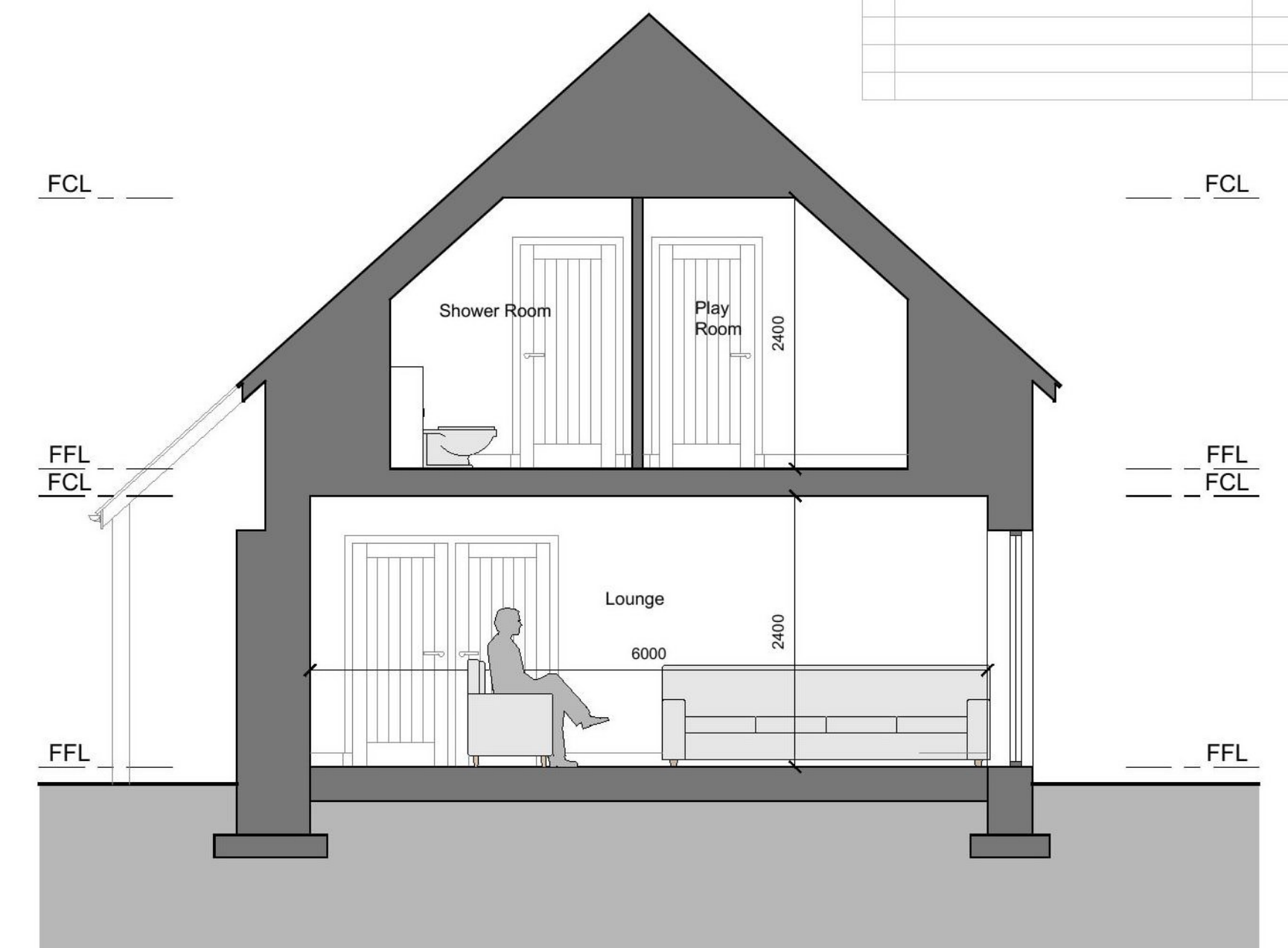


North East Elevation
Scale 1:100

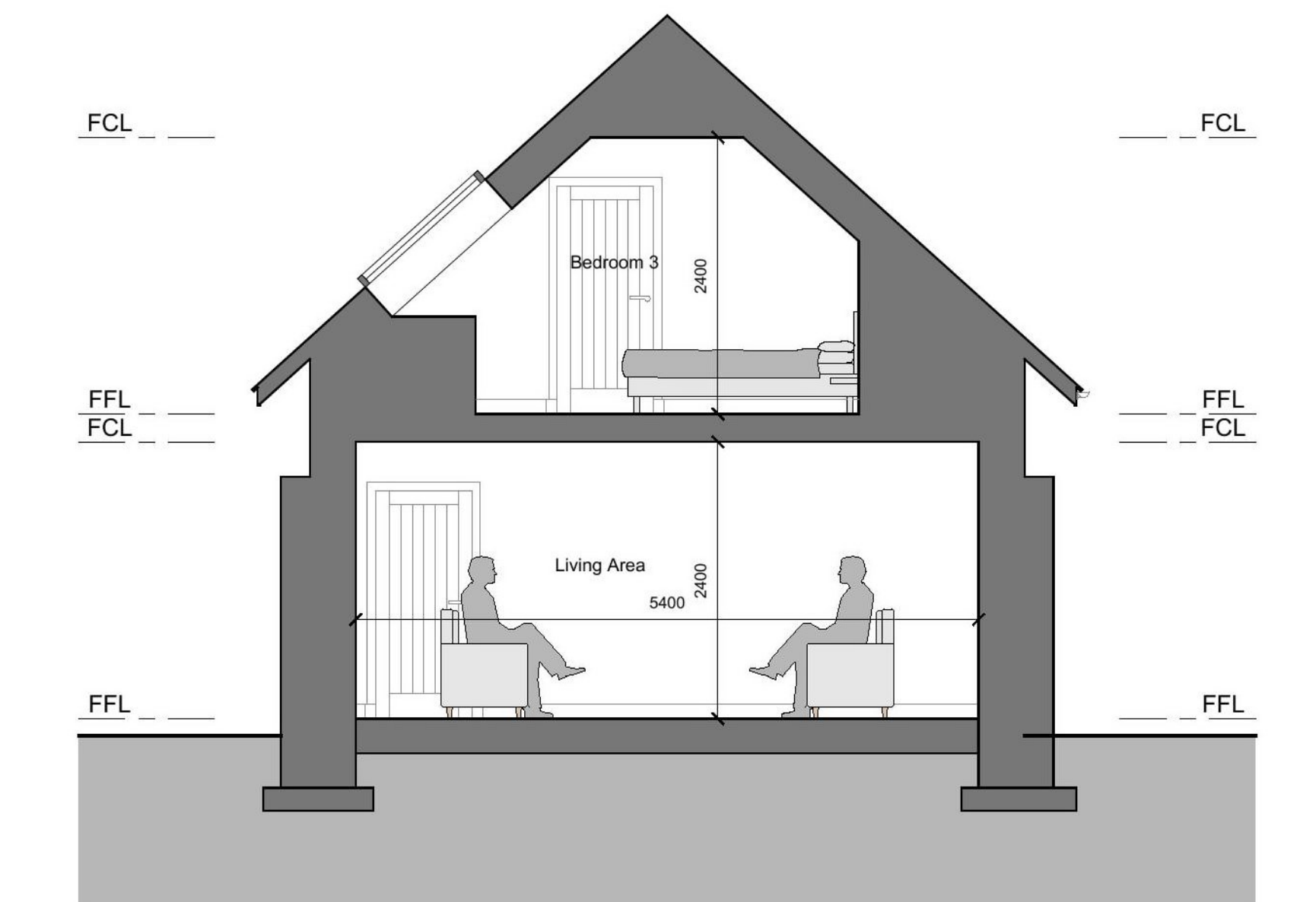
MATERIALS

Wall finish - Smooth render / stonework
Roof finish - Natural slate
Window and door finish - Grey alu-clad
Rainwater goods - Aluminium

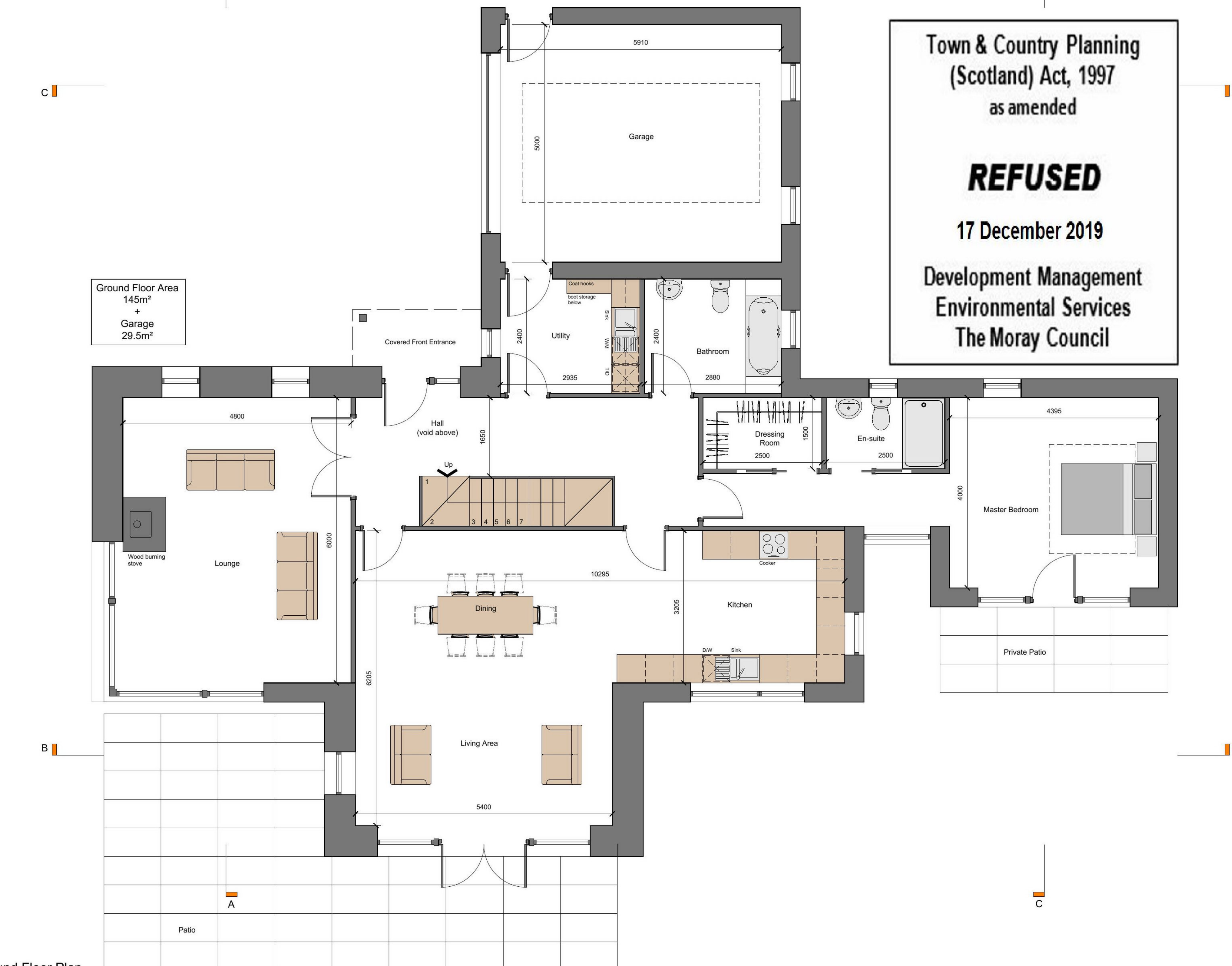
| Rev | Details | Date | By |
|-----|---------|------|----|
| | | | |
| | | | |
| | | | |



Section A-A
Scale 1:50



Section B-B
Scale 1:50



Ground Floor Plan
Scale 1:50

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

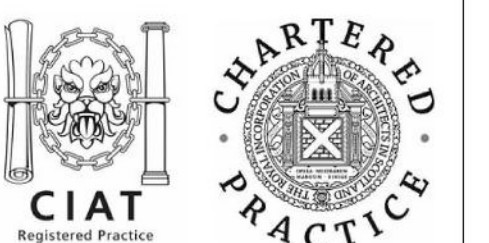
REFUSED

17 December 2019

Development Management
Environmental Services
The Moray Council

| | |
|--|---------------------|
| Project New House | |
| At: Site adjacent Woodside Farm Kinloss Forres IV36 3UA | |
| For: Mr & Mrs A. Rhind | |
| Drawing Planning - Ground Floor Plan, Sections & Elevations | |
| Scale As noted @ A1 | Date August 2019 |
| Revision - | Dwg No 2102-020 |
| t: 01464 841113 e: office@johnwinkdesign.co.uk Midtown of Foudland Glens of Foudland Huntly Aberdeenshire AB54 6AR | |
| Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts. | |
| This drawing is copyright of John Wink Design. © | |

JOHN WINK
DESIGN



Site plan showing proposed house, outbuildings, access road, and surrounding land. The plan includes a new access road, a car, and various structures and landscaping. Elevation points are marked throughout the site.

Key features and labels:

- Proposed House FFL +8.000
- 7.6 x 7.6m turning
- Parking 1
- Parking 2
- 5.0m x 5.0m x 1.0 dp surface water soakaway as per structural engineers drainage report
- 5.0m x 5.0m x 1.0 dp foul water soakaway as per structural engineers drainage report
- treatment plant
- inspection chamber
- footprint of existing building to be demolished
- Existing trees outlined in red to be removed for new access road
- Woodside Bungalow
- Dahon (road level)
- new access road
- ex access road
- Brambles
- All surrounding land outlined in blue under ownership of applicant
- desirable views to the South
- private south facing garden
- 7.6 x 7.6m turning
- 7.51, 7.52, 7.53, 7.54, 7.55, 7.56, 7.57, 7.58, 7.59, 7.60, 7.61, 7.62, 7.63, 7.64, 7.65, 7.66, 7.67, 7.68, 7.69, 7.70, 7.71, 7.72, 7.73, 7.74, 7.75, 7.76, 7.77, 7.78, 7.79, 7.80, 7.81, 7.82, 7.83, 7.84, 7.85, 7.86, 7.87, 7.88, 7.89, 7.90, 7.91, 7.92, 7.93, 7.94, 7.95, 7.96, 7.97, 7.98, 7.99, 8.00, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.10, 8.11, 8.12, 8.13, 8.14, 8.15, 8.16, 8.17, 8.18, 8.19, 8.20, 8.21, 8.22, 8.23, 8.24, 8.25, 8.26, 8.27, 8.28, 8.29, 8.30, 8.31, 8.32, 8.33, 8.34, 8.35, 8.36, 8.37, 8.38, 8.39, 8.40, 8.41, 8.42, 8.43, 8.44, 8.45, 8.46, 8.47, 8.48, 8.49, 8.50, 8.51, 8.52, 8.53, 8.54, 8.55, 8.56, 8.57, 8.58, 8.59, 8.60, 8.61, 8.62, 8.63, 8.64, 8.65, 8.66, 8.67, 8.68, 8.69, 8.70, 8.71, 8.72, 8.73, 8.74, 8.75, 8.76, 8.77, 8.78, 8.79, 8.80, 8.81, 8.82, 8.83, 8.84, 8.85, 8.86, 8.87, 8.88, 8.89, 8.90, 8.91, 8.92, 8.93, 8.94, 8.95, 8.96, 8.97, 8.98, 8.99, 9.00, 9.01, 9.02, 9.03, 9.04, 9.05, 9.06, 9.07, 9.08, 9.09, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00

Rev: Details: Date: Aug 19

A Planning Comments

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

REFUSED

17 December 2019

Architectural drawing of Proposed Site Section B-B, showing a cross-section of a house. The drawing includes a vertical scale on the left with elevations of +9.000, +8.000, and +7.000. The house is shown with a foundation level of +8.000. The drawing is labeled "Proposed Site Section B-B" and "Scale 1:200".

Development Management
Environmental Services
The Moray Council



Consultation Request Notification

| | |
|--|---|
| Planning Authority Name | Moray Council |
| Response Date | 16th September 2019 |
| Planning Authority Reference | 19/01031/APP |
| Nature of Proposal (Description) | Erection of dwellinghouse on |
| Site | Site Adjacent To Woodside Farm Kinloss Forres Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133045335 |
| Proposal Location Easting | 307822 |
| Proposal Location Northing | 862362 |
| Area of application site (M²) | 4345 |
| Additional Comment | |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=PWIU8SBGKP400 |
| Previous Application | 04/00021/FUL |
| Date of Consultation | 2nd September 2019 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr And Mrs Rhind |
| Applicant Organisation Name | |
| Applicant Address | Per Agent |
| Agent Name | John Wink Design |
| Agent Organisation Name | |
| Agent Address | Midtown Of Foudland Glens Of Foudland Huntly Aberdeenshire AB54 6AR |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Andrew Miller |
| Case Officer Phone number | 01343 563274 |
| Case Officer email address | andrew.miller@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. |
|--|

Data Protection - Moray Council is the data controller for this process. Information collected about you on this form will be used to process your Planning Application, and the Council has a duty to process your information fairly. Information we hold must be accurate, up to date, is kept only for as long as is necessary and is otherwise shared only where we are legally obliged to do so. You have a legal right to obtain details of the information that we hold about you.

For full terms please visit http://www.moray.gov.uk/moray_standard/page_121513.html

For full Data Protection policy, information and rights please see http://www.moray.gov.uk/moray_standard/page_119859.html

You can contact our Data Protection Officer at info@moray.gov.uk or 01343 562633 for more information.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Aberdeenshire Council Archaeology Service

Planning Application Ref. No: 19/01031/APP

Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres Moray for Mr And Mrs Rhind

I have the following comments to make on the application:-

- | | Please |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | x <input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | x |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Reason(s) for objection

None

Condition(s)

None

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Claire Herbert
email address:
archaeology@aberdeenshire.gov.uk
Consultee: Archaeology service

Date...4/9/19.....
Phone No ...01467 537717

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

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Consultee Comments for Planning Application 19/01031/APP

Application Summary

Application Number: 19/01031/APP

Address: Site Adjacent To Woodside Farm Kinloss Forres Moray

Proposal: Erection of dwellinghouse on

Case Officer: Andrew Miller

Consultee Details

Name: Mr CL Consultations

Address: Environmental Health, Council Offices, High Street Elgin, Moray IV30 1BX

Email: clconsultations@moray.gov.uk

On Behalf Of: Contaminated Land

Comments

No Objections

Adrian Muscutt

Consultation Request Notification – Development Plans

| | |
|--|---|
| Planning Authority Name | Moray Council |
| Response Date | 16th September 2019 |
| Planning Authority Reference | 19/01031/APP |
| Nature of Proposal (Description) | Erection of dwellinghouse on |
| Site | Site Adjacent To Woodside Farm Kinloss Forres Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133045335 |
| Proposal Location Easting | 307822 |
| Proposal Location Northing | 862362 |
| Area of application site (M²) | 4345 |
| Additional Comments | |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=PWIU8SBGKP400 |
| Previous Application | 04/00021/FUL |
| Date of Consultation | 2nd September 2019 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr And Mrs Rhind |
| Applicant Organisation Name | |
| Applicant Address | Per Agent |
| Agent Name | John Wink Design |
| Agent Organisation Name | |
| Agent Address | Midtown Of Foudland Glens Of Foudland Huntly Aberdeenshire AB54 6AR |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Andrew Miller |
| Case Officer Phone number | 01343 563274 |
| Case Officer email address | andrew.miller@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.

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Please respond using the attached form:-

PLEASE COMPLETE AND RETURN WITHIN 48 HOURS
to consultation.planning@moray.gov.uk

MORAY COUNCIL PLANNING CONSULTATION RESPONSE

From: Development Plans

Planning Application Ref. No: 19/01031/APP

**Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres
Moray for Mr And Mrs Rhind**

Ward: 08_17 Forres

DETERMINATION - DEPARTURE FROM DEVELOPMENT PLAN

(For Structure/Local Plan Comment)

| | | Page No | Policy No(s) | Yes | No |
|----------|---|--------------------|--|------------|-----------|
| 1 | Departure from Moray Local Development Plan 2015 | | E9 Settlement Boundaries IMP1 Developer Requirements | X X | |
| 2 | Further Discussion Required | | | | |

REASONING FOR THIS DECISION:

POLICY COMMENTS

The key policy issues are set out below.

E9 Settlement Boundaries and IMP1 Developer Requirements

The site is located immediately outwith the Kinloss settlement boundary and as such is a departure from Policy E9 Settlement Boundaries. The policy seeks to maintain a clear distinction between the settlement of Kinloss and the open countryside and for this reason the boundary has been drawn tightly around existing housing to prevent the sprawl of housing into the surrounding agricultural fields. The construction of a house in this location would detrimentally erode this distinction between urban and rural and potentially have a negative impact on the character of the area. The proposal would also fail to meet the requirements of IMP1 Developer Requirements which states new development must be sensitively sited and appropriate to the amenity of the surrounding area.

It should also be noted that there are identified housing sites in Kinloss that can accommodate new housing development, with a planning application currently under consideration for 25 plots at R4 Damhead and an approval for 6 houses on R3 Findhorn Road West.

The applicant should be advised that if they wish to seek to modify the settlement boundary, this should be pursued through the review of the Local Development Plan.

Contact: Emma Gordon
email address:emma.gordon@moray.gov.uk
Consultee: Development Plans

Date 16th September 2019.
Phone No 01343 563292

Return response to

consultation.planning@moray.gov.uk

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Consultation Request Notification

| | |
|--|---|
| Planning Authority Name | Moray Council |
| Response Date | 16th September 2019 |
| Planning Authority Reference | 19/01031/APP |
| Nature of Proposal (Description) | Erection of dwellinghouse on |
| Site | Site Adjacent To Woodside Farm Kinloss Forres Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133045335 |
| Proposal Location Easting | 307822 |
| Proposal Location Northing | 862362 |
| Area of application site (M²) | 4345 |
| Additional Comment | RAF Kinloss Noise Zone 66dBA Category C |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=PWIU8SBGKP400 |
| Previous Application | 04/00021/FUL |
| Date of Consultation | 2nd September 2019 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr And Mrs Rhind |
| Applicant Organisation Name | |
| Applicant Address | Per Agent |
| Agent Name | John Wink Design |
| Agent Organisation Name | |
| Agent Address | Midtown Of Foudland Glens Of Foudland Huntly Aberdeenshire AB54 6AR |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Andrew Miller |
| Case Officer Phone number | 01343 563274 |
| Case Officer email address | andrew.miller@moray.gov.uk |
| PA Response To | consultation.planning@moray.gov.uk |

NOTE:

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The statutory period allowed for a consultation response is 14 days. Due to scheduling

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You can contact our Data Protection Officer at info@moray.gov.uk or 01343 562633 for more information.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Environmental Health Manager

Planning Application Ref. No: 19/01031/APP

Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres Moray for Mr And Mrs Rhind

I have the following comments to make on the application:-

| | Please |
|---|--------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | x <input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | X |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Condition(s)

Unless otherwise agreed in writing with the Council (as Planning Authority), the following noise mitigation shall be applied to the development and in accordance with the Noise Impact Assessment supporting document by Peak Acoustics, dated 20th November 2019, document reference KD2310191NR Rev.0.1 and titled "Environmental Noise Assessment- Woodside Farm, Kinloss, Forres" :

1. The roof construction and insulated roof specification shall be in accordance with 1.6.1 and Appendix B- "Sound Insulation Model" of the above supporting document.
2. The external window glazing units to the ground floor bedroom and both first floor bedrooms shall be a minimum acoustic specification of 46 dB Rw+ Ctr , consisting of a 12.8A/16/16.8A mm glazing specification (where "A" denotes an acoustic PVB interlayer laminate)
3. The external window glazing units to the lounge shall be a minimum acoustic specification of 36 dB Rw+ Ctr , consisting of a 8/16/10.8A mm glazing specification (where "A" denotes an acoustic PVB interlayer laminate)
4. The external window glazing units to the kitchen/dining room shall be a minimum acoustic specification of 32 dB Rw+ Ctr , consisting of a 8/16/8.8A mm glazing specification (where "A" denotes an acoustic PVB interlayer laminate)
5. Acoustic ventilation to the house shall consist of a Multi - Room Heat Recovery System, as identified in Appendix A of the above supporting document.

The above mitigation , in combination with the overall building insulation, shall ensure that internal noise levels in the bedroom and lounge apartments in the property associated with external aircraft noise shall not exceed a sound pressure level L A eq 16 hour (0700 to 2300 hours) of 35 dB, and a sound pressure level L A eq 16 hour (0700 to 2300 hours) of 40 dB in the Kitchen/Dining Room , as determined with windows closed and the Multi- Room Heat Recovery System operating.

Contact: Douglas Caldwell
email address:
Consultee:

Date.....13/12/2019.....
Phone No

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

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MORAY COUNCIL
PLANNING CONSULTATION RESPONSE

From: The Moray Council, Flood Risk Management

Planning Application Ref. No: 19/01031/APP

I have the following comments to make on the application:-

Please

x

- | | | |
|-----|---|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input checked="" type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) | Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

| | | | |
|----------------|--|----------|--------------|
| Contact: | Leigh Moreton | Date | 04/09/2019 |
| email address: | Leigh.moreton@moray.gov.uk | Phone No | 01343 563773 |

Consultee: The Moray Council, Flood Risk Management



4th September 2019

Moray Council
Council Office High Street
Elgin
IV30 9BX

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Local Planner

**IV36 Forres Woodside Farm Site Adjacent To
PLANNING APPLICATION NUMBER: 19/01031/APP
OUR REFERENCE: 782092
PROPOSAL: Erection of dwellinghouse on**

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water

- This proposed development will be fed from GLENLATTERACH Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity at this time so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water. The applicant can download a copy of our PDE Application Form, and other useful guides, from Scottish Water's website at the following link
www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application

Foul

- Unfortunately, according to our records there is no public Scottish Water, Waste Water infrastructure within the vicinity of this proposed development therefore we would advise applicant to investigate private treatment options.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Infrastructure close to boundary

According to our records, the development proposals may impact on existing Scottish Water assets.

The applicant should identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team directly at service.relocation@scottishwater.co.uk.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.

Scottish Water Disclaimer

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will **not** accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification taking account of various factors including legal, physical, and technical challenges. However it may still be deemed that a combined connection will not be accepted. Greenfield sites will not be considered and a connection to the combined network will be refused.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is proposed, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- **Scottish Water asset plans can be obtained from our appointed asset plan providers:**

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

- Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water

pressure in the area then they should write to the Customer Connections department at the above address.

- If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.
- The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- **Please find all of our application forms on our website at the following link <https://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms>**

Next Steps:

- **Single Property/Less than 10 dwellings**

For developments of less than 10 domestic dwellings (or non-domestic equivalent) we will require a formal technical application to be submitted directly to Scottish Water or via the chosen Licensed Provider if non domestic, once full planning permission has been granted. Please note in some instances we will require a Pre-Development Enquiry Form to be submitted (for example rural location which are deemed to have a significant impact on our infrastructure) however we will make you aware of this if required.

- **10 or more domestic dwellings:**

For developments of 10 or more domestic dwellings (or non-domestic equivalent) we require a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

- **Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

- **Trade Effluent Discharge from Non Dom Property:**

Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and launderettes. Activities not covered include hotels, caravan sites or restaurants.

If you are in any doubt as to whether or not the discharge from your premises is likely to be considered to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found using the following link <https://www.scottishwater.co.uk/business/our-services/compliance/trade-effluent/trade-effluent-documents/trade-effluent-notice-form-h>

Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

If the applicant requires any further assistance or information, please contact our Development Operations Central Support Team on 0800 389 0379 or at planningconsultations@scottishwater.co.uk.

Yours sincerely

Pamela Strachan
Planning Consultations Administrator

Consultation Request Notification

| | |
|--|---|
| Planning Authority Name | Moray Council |
| Response Date | 16th September 2019 |
| Planning Authority Reference | 19/01031/APP |
| Nature of Proposal (Description) | Erection of dwellinghouse on |
| Site | Site Adjacent To Woodside Farm Kinloss Forres Moray |
| Site Postcode | N/A |
| Site Gazetteer UPRN | 000133045335 |
| Proposal Location Easting | 307822 |
| Proposal Location Northing | 862362 |
| Area of application site (M²) | 4345 |
| Additional Comment | |
| Development Hierarchy Level | LOCAL |
| Supporting Documentation URL | https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=PWIU8SBGKP400 |
| Previous Application | 04/00021/FUL |
| Date of Consultation | 2nd September 2019 |
| Is this a re-consultation of an existing application? | No |
| Applicant Name | Mr And Mrs Rhind |
| Applicant Organisation Name | |
| Applicant Address | Per Agent |
| Agent Name | John Wink Design |
| Agent Organisation Name | |
| Agent Address | Midtown Of Foudland Glens Of Foudland Huntly Aberdeenshire AB54 6AR |
| Agent Phone Number | |
| Agent Email Address | N/A |
| Case Officer | Andrew Miller |
| Case Officer Phone number | 01343 563274 |
| Case Officer email address | andrew.miller@moray.gov.uk |
| PA Response To | consultation.planning@moray.gov.uk |

NOTE:

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Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 19/01031/APP

Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres Moray for Mr And Mrs Rhind

I have the following comments to make on the application:-

Please

- | | | |
|-----|---|-------------------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) | I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) | I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input checked="" type="checkbox"/> |
| (d) | Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Condition(s)

1. Two car parking spaces shall be provided within the site prior to the occupation or completion of the dwellinghouse, whichever is the sooner. The parking spaces shall thereafter be retained throughout the lifetime of the development, unless otherwise agreed in writing with the Council as Planning Authority.

Reason: To ensure the permanent availability of the level of parking necessary for residents/visitors/others in the interests of an acceptable development and road safety.

2. A turning area shall be provided within the curtilage of the site to enable vehicles to enter and exit in a forward gear.

Reason: To ensure the provision for vehicles to enter/exit in a forward gear in the interests of the safety and free flow of traffic on the public road

Further comment(s) to be passed to applicant

The developer should note that this development is served by a private road, which is not adopted by the Roads Authority.

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

Contact: AG
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 10 September 2019

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

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Comments for Planning Application 19/01031/APP

Application Summary

Application Number: 19/01031/APP

Address: Site Adjacent To Woodside Farm Kinloss Forres Moray

Proposal: Erection of dwellinghouse on

Case Officer: Andrew Miller

Customer Details

Name: Ms Leah Fraser

Address: 113 Findhorn Forres

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan

Comment: This was discussed at Community Council and the following points made:

1) Contrary to local Plan

The dwelling in question is on the boundary between settlement and countryside of Kinloss. It is important to keep a distinction between the two. The proposed dwelling would be detrimental to this and would lose the distinction between countryside and settlement area.

REPORT OF HANDLING

| | | | |
|--------------------------------------|--|-------------------------|---------------|
| Ref No: | 19/01031/APP | Officer: | Andrew Miller |
| Proposal Description/ Address | Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres Moray | | |
| Date: | 17/12/19 | Typist Initials: | FJA |

RECOMMENDATION

| | | |
|--|-------------------|---|
| Approve, without or with condition(s) listed below | | N |
| Refuse, subject to reason(s) listed below | | Y |
| 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 |
|---|----------------------|--|
| Moray Flood Risk Management | 04/09/19 | No objections. |
| Planning And Development Obligations | 09/09/19 | Obligations sought towards healthcare (extension at Forres Health Centre, 2 additional dental chairs and reconfiguration of existing pharmacy outlets), and sports and recreation (3G pitch at Forres). |
| Aberdeenshire Council Archaeology Service | 04/09/19 | No objections. |
| Development Plans (Environment) | 16/09/19 | <p>Application is contrary to policy E9 on the basis the development represents sprawl outwith the settlement boundary. This would detrimentally erode the distinction between the countryside and the settlement of Kinloss. On this basis, the proposal is not considered to be sensitively sited and also fails to meet the requirements of policy IMP1.</p> <p>There are identified housing sites in Kinloss that can accommodate new housing development.</p> |
| Environmental Health Manager | | No objections following provision of a Noise Impact Assessment, subject to conditions. |

| | | |
|------------------------|----------|---|
| Contaminated Land | 10/09/19 | No objections. |
| Transportation Manager | 10/09/19 | No objections subject to conditions in relation to parking and provision of turning area. |
| Scottish Water | 04/09/19 | No objections – unable to confirm capacity at Glenlatterach Water Treatment Works and advise pre-development enquiry is undertaken. No public sewers in vicinity of site. |

DEVELOPMENT PLAN POLICY

| Policies | Dep | Any Comments (or refer to Observations below) |
|--|-----|--|
| H7: New Housing in the Open Countryside | Y | MLDP 2015 |
| E9: Settlement Boundaries | Y | MLDP 2015 |
| EP5: Sustainable Urban Drainage Systems | N | MLDP 2015 |
| EP9: Contaminated Land | N | MLDP 2015 |
| EP10: Foul Drainage | N | MLDP 2015 |
| T2: Provision of Access | N | MLDP 2015 |
| T5: Parking Standards | N | MLDP 2015 |
| EP8: Pollution | N | MLDP 2015 |
| IMP1: Developer Requirements | Y | MLDP 2015 |
| IMP3: Developer Obligations | N | MLDP 2015 |
| PP3 Infrastructure & Services | N | Proposed MLDP 2020 |
| DP1 Development Principles | N | Proposed MLDP 2020 |
| DP4 Rural Housing | N | Proposed MLDP 2020 |
| EP6 Settlement Boundaries | N | Proposed MLDP 2020 |
| EP12 Management and Enhancement of the | N | Proposed MLDP 2020 |
| EP13 Foul Drainage | N | Proposed MLDP 2020 |
| EP14 Pollution, Contamination & Hazards. | N | Proposed MLDP 2020 |

REPRESENTATIONS

| | | |
|---|-----|--|
| Representations Received | YES | |
| Total number of representations received ONE | | |
| Names/Addresses of parties submitting representations | | |
| Name and address details of parties submitting representations withheld in accordance with the General Data Protection Regulations. | | |
| Summary and Assessment of main issues raised by representations | | |

Issue: Contrary to Local Development Plan as it is out of the settlement boundary of Kinloss and it is important to keep a clear distinction between the settlement and countryside.

Comments (PO): This forms the reason for refusal of the application (see observations).

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 adopted Moray Local Development Plan 2015 (MLDP) unless material considerations indicate otherwise. On 18 December 2018, at a special meeting of the Planning and Regulatory Services Committee, the Proposed Moray Local Development Plan 2020 was approved as the "settled view" of the Council and minimal weight will be given to it, with the 2015 MLDP being the primary consideration.

Further consideration of the weight to be attached to the Proposed Plan was considered and agreed at the Planning and Regulatory Services Committee on 29 January 2019, with the Committee agreeing that between June/August 2019 and adoption of the new LDP in mid-2020, the weight to be given to matters set out in the Proposed Plan will vary;

- Where matters set out in the Proposed Plan are subject to unresolved objections which will be considered through Examination, then those matters will continue to be given minimal weight as a material consideration in the development management process.
- Where matters set out in the Proposed Plan are not subject to unresolved objections, they will be given greater weight as a material consideration in the development management process.

The weight to be given will be considered on a case by case basis and will be agreed by the Development Management Manager and the Strategic Planning and Delivery Manager.

On 25 June 2019 the Planning & Regulatory Services Committee agreed to give greater weight to sites within the proposed Plan which are not subject to the Examination process from 1 August 2019. In this case the proposal is not subject to a designated site and as all policies in the proposed Plan are subject to examination they are not a material consideration.

The main planning issues are considered below.

Site

A relatively flat area of agricultural land to the north east of Woodside Farm, Kinloss. The site is bounded by residential properties to the north east, a small area of agricultural ground and further residential properties to the north west, and agricultural land to the south east and south west (Woodside Farm beyond to the south west).

The residential properties fall within the settlement boundary of Kinloss (as defined in the MLDP), which runs along the north east and north west boundaries of the site (excluding the proposed access which is within the settlement boundary). The remainder and majority of the site falls outwith the settlement boundary.

Proposal

Planning permission is sought for the erection of a house. It would be one and a half storey with an integral garage. Gabled roofed, the house would be in a linear arrangement with wings protruding off all elevations bar the south western elevation. The walls would be finished in smooth render and stone work, natural slate to the roof and grey aluminium clad window frames and doors.

The house would be accessed via a new access track leading from the existing access road to Woodside Farm. Surface water would discharge to a surface water soakaway, whilst foul drainage would discharge to septic tank with subsequent drainage to a soakaway.

Settlement Boundary

The settlement boundary of Kinloss incorporates Woodside Farm (recognising its commercial role - shop, café, play area etc.), resulting in an obscure boundary that leaves a strip of land outwith the defined settlement of Kinloss bounded by the settlement boundary on three sides. The site subject to this application falls within part of this area.

Associated policy E9 (Settlement Boundaries) presumes against development immediately outwith settlement boundaries in order to prevent the spread of development and to maintain a clear distinction between settlements and countryside, with no exceptions. The proposed house is clearly in breach of this policy, and representing a spread of development outwith the settlement boundary and into the countryside, diminishing the clear distinction between the two.

The response received from the Strategic Planning and Delivery notes that there are identified housing sites in Kinloss that can accommodate new housing development, with a planning application currently under consideration for 23 plots at R4 Damhead and an approval for 6 houses on R3 Findhorn Road West.

Two supporting statements from the applicant states that the development infills an area between a heavily developed farm yard and farm shop/café and houses, and that there would be limited visibility of the site from public roads. The statements also state that the development should not be considered to set a precedent (given that the applicant controls the land and only wants to build one house), and that the planning service should be careful assessing planning applications as business and people will move away from Moray if the service does not support planning applications.

Ultimately, it is not considered the points raised by the applicant would justify a departure from policy E9. Were this application to be approved, it would be a clear breach of policy, and would be a prime example of precedent to allow development on the edge of Kinloss and other settlements in Moray.

Housing in the Countryside (H7)

As the site is outwith a settlement (per the MLDP), it is considered to comprise housing development in the countryside and thus policy H7 (Housing in the Countryside) is applicable. Policy H7 sets out siting and design requirements to ensure housing development does not adversely impact on the rural character of Moray's Countryside.

With regard to its siting, policy H7 requires new houses to: have at least 50% of its boundaries as long established; not result in an adverse impact on the setting of existing buildings; be sensitively integrated into the countryside; and not result in a build-up of housing that is detrimental to the character of the surrounding area. Policy IMP1 states that any development should be appropriate to the character and amenity of the surrounding area.

Noting the reasoning in relation to policy E9, the proposal is considered to be contrary to policy H7 and IMP1 on the basis the house would adversely impact on the setting of Kinloss and its surrounding countryside. The proposal also fails to provide at least 50% of its boundaries as long established.

The design of the proposed house does comply with policy H7 - its roof pitch, proportions, vertical window openings and material finishes are suitable for the rural nature of the development. Nonetheless this does not overcome the siting issues outlined above.

Noise (EP8)

A Noise Impact Assessment has been provided at the request of the Council's Environmental Health Service in light of the sites location in proximity to Kinloss Barracks and the potential impact of noise from aircraft upon occupants of the house. The NIA (whilst incorrectly making reference to RAF Lossiemouth rather than Kinloss Barracks) found that noise from aircraft using the runway at the Barracks would not have an adverse impact on the occupants of the proposed house, subject to

mitigation measures. The Environmental Health section raised no objections to the proposal, subject to a condition being placed requiring the mitigation measures being implemented. Subject to conditions requiring these measures being implemented, the proposal is considered to comply with policy EP8.

Drainage (EP5, EP10)

Surface water would be treated via a surface water soakaway, in line with the requirements of policy EP5, whilst foul drainage would be treated via a septic tank and soakaway, in line with policy EP10. It is noted Moray Flood Risk Management had no objection to the proposal.

Parking and Access (T2, T5)

Access to the site would be via an existing access to the public road. Subject to conditions as recommended, the proposed access arrangements are considered acceptable and would comply with policy T2. Sufficient parking has also been provided within the curtilage of the site, in line with policy T5. The Transportation Manager has not objected to the proposal.

Developer Obligations (IMP3)

In order to mitigate against any adverse impact a development may have upon existing infrastructure and facilities, policy IMP3 puts in place the provision to seek developer obligations appropriate to reduce, eliminate or compensate for the impact. Following assessment in accordance with the Council's Supplementary Guidance on Developer Obligations, obligations are sought towards healthcare (extension at Forres Health Centre, 2 additional dental chairs and reconfiguration of existing pharmacy outlets), and sports and recreation (3G pitch at Forres). As this application has been recommended for refusal, these obligations were not pursued, however were this application to be approved, then obligations should be sought by means of an appropriate agreement. The applicant has indicated a willingness to pay these obligations.

Community Council Comments

Comments received from Findhorn and Kinloss Community Council are noted in relation to policy E9 (outlined above under Representations).

Recommendation - Refuse

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

| Reference No. | Description | | | |
|---------------|---|-----------|-------------------------|----------|
| 04/00021/FUL | Change of use of field for car boot sales (March to October) at Woodside Farm Kinloss Forres Moray IV36 0UA | | | |
| | Decision | Permitted | Date Of Decision | 22/03/04 |

ADVERT

| | | | |
|-------------------------|--|-----------------------|--|
| Advert Fee paid? | No | | |
| Local Newspaper | Reason for Advert | Date of expiry | |
| Forres Gazette | Departure from development planNo Premises | 01/10/19 | |
| PINS | Departure from development planNo Premises | 01/10/19 | |

| DEVELOPER CONTRIBUTIONS (PGU) | |
|-------------------------------|--|
| Status | |

| DOCUMENTS, ASSESSMENTS etc. * | |
|--|--|
| * Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc | |
| Supporting information submitted with application? | YES |
| Summary of main issues raised in each statement/assessment/report | |
| Document Name: | Drainage Statement |
| Main Issues: | Outlines the ground conditions on the site and proposed drainage arrangement. |
| Document Name: | Noise Impact Assessment |
| Main Issues: | Assesses the impact noise emissions from aircraft operating at nearby Kinloss Barracks will have on the occupants of the proposed house. |
| Document Name | Supporting Statements |
| Main Issues: | Two supporting statements provided – both in response to points raised in relation to issues surrounding planning policy. |

| 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) | | | |



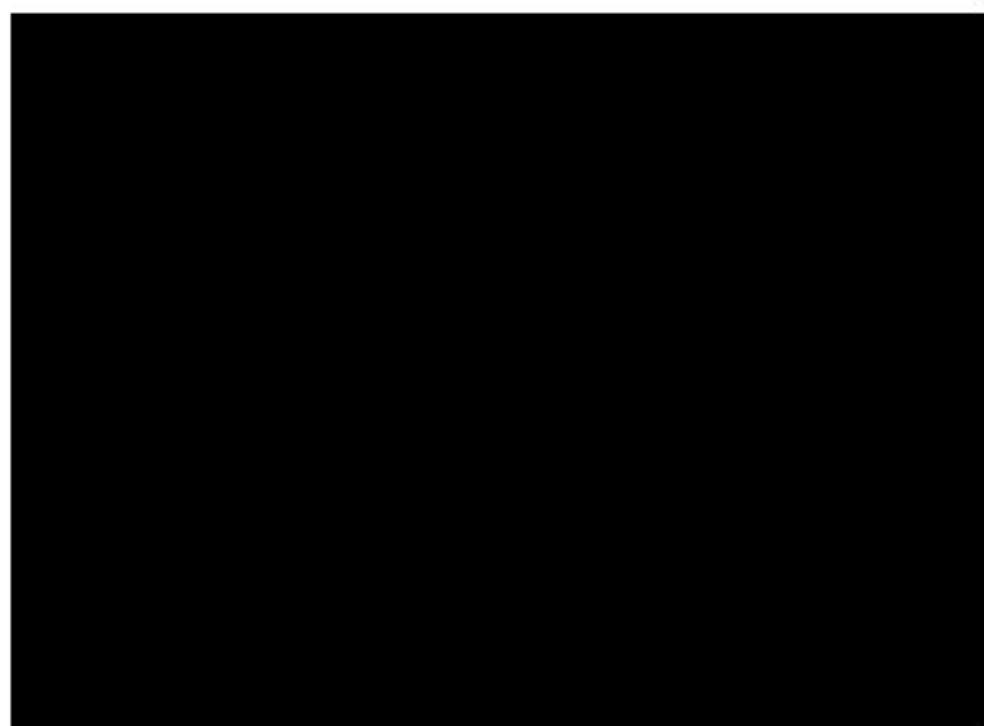
MORAY COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,
as amended

REFUSAL OF PLANNING PERMISSION

[Forres]

Application for Planning Permission

TO

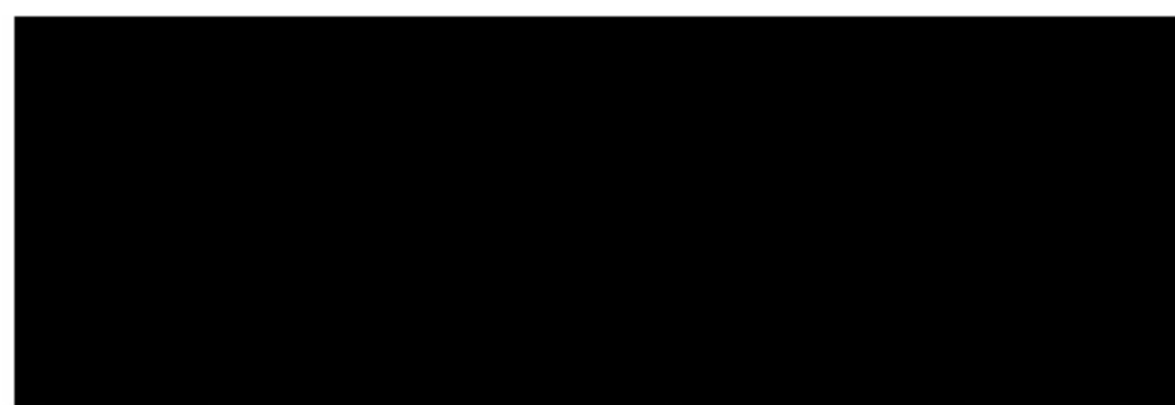


With reference to your application for planning permission under the above mentioned Act, the Council in exercise of their powers under the said Act, have decided to **REFUSE** your application for the following development:-

Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres Moray

and for the reason(s) set out in the attached schedule.

Date of Notice: **17 December 2019**



HEAD OF ECONOMIC GROWTH AND DEVELOPMENT

Economy, Environment and Finance

Moray Council

Council Office

High Street

ELGIN

Moray IV30 1BX

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

The proposed house would be sited immediately outwith the settlement boundary of Kinloss, and would degrade the distinction between Kinloss and its surrounding countryside. On this basis, the proposal is contrary to policies E9 (Settlement Boundaries), H7 (Housing in the Countryside) and IMP1 (Developer Requirements) of the Moray Local Development Plan 2015.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

| Reference | Version | Title |
|-----------|---------|----------------------------------|
| 2102-021 | | Elevations and first floor plan |
| 2102-020 | | Elevations and ground floor plan |
| 2102-SLP | | Site and location plan |
| 2102-022A | | Site plan and sections |

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

N/A

NOTICE OF APPEAL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to The Clerk, 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 downloaded from www.eplanning.scotland.gov.uk

If permission to develop land is refused or granted subject to conditions 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, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.



APPENDIX 2

NOTICE OF REVIEW, GROUNDS FOR REVIEW & SUPPORTING DOCUMENTS



The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: development.control@moray.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100177071-003

The online reference 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.

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: | John Wink Design | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | John | Building Name: | Midtown of Foudland |
| Last Name: * | Wink | Building Number: | |
| Telephone Number: * | 01464841113 | Address 1 (Street): * | Glens of Foudland |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Huntly |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | AB54 6AR |
| Email Address: * | planning@johnwinkdesign.co.uk | | |

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|--|--|---|
| Title: | <input type="text" value="Other"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text" value="Mr & Mrs"/> | Building Name: | <input type="text" value="c/o John Wink Design"/> |
| First Name: * | <input type="text" value="-"/> | Building Number: | <input type="text"/> |
| Last Name: * | <input type="text" value="Rhind"/> | Address 1 (Street): * | <input type="text" value="Midtown of Foudland"/> |
| Company/Organisation | <input type="text"/> | Address 2: | <input type="text" value="Glens of Foudland"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Huntly"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="Scotland"/> |
| Mobile Number: | <input type="text"/> | Postcode: * | <input type="text" value="AB54 6AR"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value="planning@johnwinkdesign.co.uk"/> | | |

Site Address Details

| | |
|---|--|
| Planning Authority: | <input type="text" value="Moray Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text"/> |
| Address 2: | <input type="text"/> |
| Address 3: | <input type="text"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text"/> |
| Post Code: | <input type="text"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="862472"/> | Easting | <input type="text" value="307887"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of new dwellinghouse and change of use from agricultural land to domestic.

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to attached documents '2102 - Statement of Reasons for Seeking a Notice of Review' and 'Mr & Mrs Rhind - Letter to Councillors'.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

'19/01031/APP Planning Permission Form'. '2102-Supporting Statement 08.10.19'. '2102-Supporting Statement A 18.10.19'. '2102-020 Ground Floor Plan, Sections & Elevations'. '2102-021 First Floor Plans, Sections & Elevations'. '2102-022-A Site Plan & Site Sections'. '2102-SLP Site Location Plan & OS Map'. '12102-REP-001 Drainage Assessment'. 'Mr & Mrs Rhind - Letter to Councillors'. 'Noise Impact Assessment Report'. '2102 - Statement of Reasons for Seeking a Notice of Review'.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

19/01031/APP

What date was the application submitted to the planning authority? *

28/08/2019

What date was the decision issued by the planning authority? *

17/12/2019

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Wink

Declaration Date: 27/01/2020

Development Management
Environmental Services
The Moray Council
PO Box 6760, Elgin
IV30 9BX

Planning Reference: 19/01031/APP
Our Reference: 2102

Monday 27th January 2020

Planning Permission for Erection of Dwellinghouse
Site Adjacent to Woodside Farm, Kinloss, Forbes, Moray

Statement of Reasons for Seeking a Review

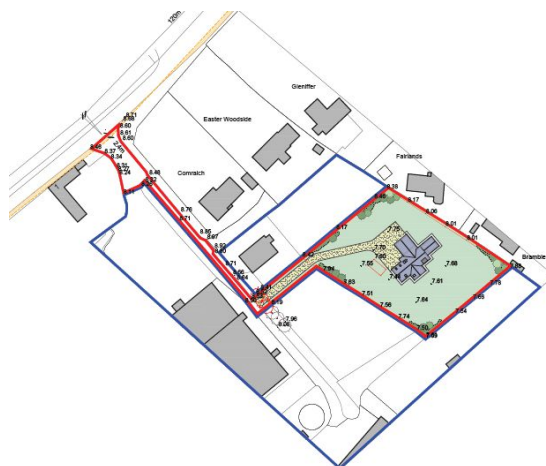
The above application for full planning permission was refused as the planner deemed it unacceptable under Policy E9, stating it failed to comply with the policy requirements. This policy states that any development immediately outwith town settlement boundaries will not be permitted, however there is a strong case to approve this application as an exceptional circumstance. We wish to seek a Notice of Review for the following reasons.

Firstly, the planning officer was concerned the approval of this departure from policy would lead to further development in this area, stating *'the development represents sprawl outwith the settlement boundary. This would detrimentally erode the distinction between the countryside and the settlement of Kinloss. On this basis, the proposal is not considered to be sensitively sited and also fails to meet the requirements of policy IMP1.'* We understand that this application lies outwith the settlement boundary however we feel this house should be assessed under its own merits, we disagree that this new house, lying 9m outwith the settlement boundary, would initiate overdevelopment in this area. The applicants, Mr & Mrs Rhind, are simply looking to build 1 house in close proximity to their farm as accommodation to benefit the family enterprise. Mr & Mrs Rhind have also provided a statement explaining the positive impact this house would have for their family business and we ask that this is looked upon favourably. We feel that this application should be treated as an exceptional circumstance.

With regards to Policy H7 Housing in the Countryside, the planner states; *'Noting the reasoning in relation to policy E9, the proposal is considered to be contrary to policy H7 and IMP1 on the basis the house would adversely impact on the setting of Kinloss and its surrounding countryside. The proposal also fails to provide at least 50% of its boundaries as long established.'* We disagree that the house would cause a detrimental impact on the landscape or erode the distinction between the countryside and the settlement of Kinloss. We have provided justification in previous supporting statements why, in this instance, this house would absolutely not adversely affect the setting of Kinloss and its surrounding countryside however this has been completely disregarded. As well as this, 100% of the site boundaries are long established in contrary to the planning officer's statement.



Birdseye View of the Site



Proposed Site Boundaries

Policy H7 states applications will be favoured if, *'At least 50% of the site boundaries are long established and are capable of distinguishing the site from surrounding land (e.g. dykes, hedgerows, fences, watercourses, woodland, tracks and roadways'*. As seen in the above images, the site is clearly defined by four well established fence lines, showing this application does not fail to provide this as stated within the Report of Handling.

'There are identified housing sites in Kinloss that can accommodate new housing development, with a planning application currently under consideration for 23 plots at R4 Damhead and an approval for 6 houses on R3 Findhorn Road West.' We take this note into consideration however our client has provided good reasons why this 1 new house adjacent their farm should be considered favourably.

We were also advised to provide a Noise Impact Assessment at the request of the Environmental Health Department due to the sites close proximity to the Kinloss Barracks. We would also like to note that this was provided even though it was confirmed that the application would be refused, at a cost to our client. The NIA report findings conclude the Kinloss Barracks would not have an adverse impact on the occupants of the proposed house, subject to mitigation measures which can be easily achieved.

We fully understand that each application must be assessed under its own merits, however we feel that this application has been unfairly judged and can be supported as a departure from the planning policy, to support an existing and thriving family business operating in extremely difficult economic times.

John Wink Design

REPORT OF HANDLING

| | | | |
|--------------------------------------|--|-------------------------|---------------|
| Ref No: | 19/01031/APP | Officer: | Andrew Miller |
| Proposal Description/ Address | Erection of dwellinghouse on Site Adjacent To Woodside Farm Kinloss Forres Moray | | |
| Date: | 17/12/19 | Typist Initials: | FJA |

| RECOMMENDATION | | |
|---|--------------------------|----------|
| Approve, without or with condition(s) listed below | | N |
| Refuse, subject to reason(s) listed below | | Y |
| 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 |
| Moray Flood Risk Management | 04/09/19 | No objections. |
| Planning And Development Obligations | 09/09/19 | Obligations sought towards healthcare (extension at Forres Health Centre, 2 additional dental chairs and reconfiguration of existing pharmacy outlets), and sports and recreation (3G pitch at Forres). |
| Aberdeenshire Council Archaeology Service | 04/09/19 | No objections. |
| Development Plans (Environment) | 16/09/19 | <p>Application is contrary to policy E9 on the basis the development represents sprawl outwith the settlement boundary. This would detrimentally erode the distinction between the countryside and the settlement of Kinloss. On this basis, the proposal is not considered to be sensitively sited and also fails to meet the requirements of policy IMP1.</p> <p>There are identified housing sites in Kinloss that can accommodate new housing development.</p> |
| Environmental Health Manager | | No objections following provision of a Noise Impact Assessment, subject to conditions. |

| | | |
|------------------------|----------|---|
| Contaminated Land | 10/09/19 | No objections. |
| Transportation Manager | 10/09/19 | No objections subject to conditions in relation to parking and provision of turning area. |
| Scottish Water | 04/09/19 | No objections – unable to confirm capacity at Glenlatterach Water Treatment Works and advise pre-development enquiry is undertaken. No public sewers in vicinity of site. |

DEVELOPMENT PLAN POLICY

| Policies | Dep | Any Comments (or refer to Observations below) |
|--|-----|--|
| H7: New Housing in the Open Countryside | Y | MLDP 2015 |
| E9: Settlement Boundaries | Y | MLDP 2015 |
| EP5: Sustainable Urban Drainage Systems | N | MLDP 2015 |
| EP9: Contaminated Land | N | MLDP 2015 |
| EP10: Foul Drainage | N | MLDP 2015 |
| T2: Provision of Access | N | MLDP 2015 |
| T5: Parking Standards | N | MLDP 2015 |
| EP8: Pollution | N | MLDP 2015 |
| IMP1: Developer Requirements | Y | MLDP 2015 |
| IMP3: Developer Obligations | N | MLDP 2015 |
| PP3 Infrastructure & Services | N | Proposed MLDP 2020 |
| DP1 Development Principles | N | Proposed MLDP 2020 |
| DP4 Rural Housing | N | Proposed MLDP 2020 |
| EP6 Settlement Boundaries | N | Proposed MLDP 2020 |
| EP12 Management and Enhancement of the | N | Proposed MLDP 2020 |
| EP13 Foul Drainage | N | Proposed MLDP 2020 |
| EP14 Pollution, Contamination & Hazards. | N | Proposed MLDP 2020 |

REPRESENTATIONS

| | | |
|---|-----|--|
| Representations Received | YES | |
| Total number of representations received ONE | | |
| Names/Addresses of parties submitting representations | | |
| Name and address details of parties submitting representations withheld in accordance with the General Data Protection Regulations. | | |
| Summary and Assessment of main issues raised by representations | | |

Issue: Contrary to Local Development Plan as it is out of the settlement boundary of Kinloss and it is important to keep a clear distinction between the settlement and countryside.

Comments (PO): This forms the reason for refusal of the application (see observations).

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 adopted Moray Local Development Plan 2015 (MLDP) unless material considerations indicate otherwise. On 18 December 2018, at a special meeting of the Planning and Regulatory Services Committee, the Proposed Moray Local Development Plan 2020 was approved as the "settled view" of the Council and minimal weight will be given to it, with the 2015 MLDP being the primary consideration.

Further consideration of the weight to be attached to the Proposed Plan was considered and agreed at the Planning and Regulatory Services Committee on 29 January 2019, with the Committee agreeing that between June/August 2019 and adoption of the new LDP in mid-2020, the weight to be given to matters set out in the Proposed Plan will vary;

- Where matters set out in the Proposed Plan are subject to unresolved objections which will be considered through Examination, then those matters will continue to be given minimal weight as a material consideration in the development management process.
- Where matters set out in the Proposed Plan are not subject to unresolved objections, they will be given greater weight as a material consideration in the development management process.

The weight to be given will be considered on a case by case basis and will be agreed by the Development Management Manager and the Strategic Planning and Delivery Manager.

On 25 June 2019 the Planning & Regulatory Services Committee agreed to give greater weight to sites within the proposed Plan which are not subject to the Examination process from 1 August 2019. In this case the proposal is not subject to a designated site and as all policies in the proposed Plan are subject to examination they are not a material consideration.

The main planning issues are considered below.

Site

A relatively flat area of agricultural land to the north east of Woodside Farm, Kinloss. The site is bounded by residential properties to the north east, a small area of agricultural ground and further residential properties to the north west, and agricultural land to the south east and south west (Woodside Farm beyond to the south west).

The residential properties fall within the settlement boundary of Kinloss (as defined in the MLDP), which runs along the north east and north west boundaries of the site (excluding the proposed access which is within the settlement boundary). The remainder and majority of the site falls outwith the settlement boundary.

Proposal

Planning permission is sought for the erection of a house. It would be one and a half storey with an integral garage. Gabled roofed, the house would be in a linear arrangement with wings protruding off all elevations bar the south western elevation. The walls would be finished in smooth render and stone work, natural slate to the roof and grey aluminium clad window frames and doors.

The house would be accessed via a new access track leading from the existing access road to Woodside Farm. Surface water would discharge to a surface water soakaway, whilst foul drainage would discharge to septic tank with subsequent drainage to a soakaway.

Settlement Boundary

The settlement boundary of Kinloss incorporates Woodside Farm (recognising its commercial role - shop, café, play area etc.), resulting in an obscure boundary that leaves a strip of land outwith the defined settlement of Kinloss bounded by the settlement boundary on three sides. The site subject to this application falls within part of this area.

Associated policy E9 (Settlement Boundaries) presumes against development immediately outwith settlement boundaries in order to prevent the spread of development and to maintain a clear distinction between settlements and countryside, with no exceptions. The proposed house is clearly in breach of this policy, and representing a spread of development outwith the settlement boundary and into the countryside, diminishing the clear distinction between the two.

The response received from the Strategic Planning and Delivery notes that there are identified housing sites in Kinloss that can accommodate new housing development, with a planning application currently under consideration for 23 plots at R4 Damhead and an approval for 6 houses on R3 Findhorn Road West.

Two supporting statements from the applicant states that the development infills an area between a heavily developed farm yard and farm shop/café and houses, and that there would be limited visibility of the site from public roads. The statements also state that the development should not be considered to set a precedent (given that the applicant controls the land and only wants to build one house), and that the planning service should be careful assessing planning applications as business and people will move away from Moray if the service does not support planning applications.

Ultimately, it is not considered the points raised by the applicant would justify a departure from policy E9. Were this application to be approved, it would be a clear breach of policy, and would be a prime example of precedent to allow development on the edge of Kinloss and other settlements in Moray.

Housing in the Countryside (H7)

As the site is outwith a settlement (per the MLDP), it is considered to comprise housing development in the countryside and thus policy H7 (Housing in the Countryside) is applicable. Policy H7 sets out siting and design requirements to ensure housing development does not adversely impact on the rural character of Moray's Countryside.

With regard to its siting, policy H7 requires new houses to: have at least 50% of its boundaries as long established; not result in an adverse impact on the setting of existing buildings; be sensitively integrated into the countryside; and not result in a build-up of housing that is detrimental to the character of the surrounding area. Policy IMP1 states that any development should be appropriate to the character and amenity of the surrounding area.

Noting the reasoning in relation to policy E9, the proposal is considered to be contrary to policy H7 and IMP1 on the basis the house would adversely impact on the setting of Kinloss and its surrounding countryside. The proposal also fails to provide at least 50% of its boundaries as long established.

The design of the proposed house does comply with policy H7 - its roof pitch, proportions, vertical window openings and material finishes are suitable for the rural nature of the development. Nonetheless this does not overcome the siting issues outlined above.

Noise (EP8)

A Noise Impact Assessment has been provided at the request of the Council's Environmental Health Service in light of the sites location in proximity to Kinloss Barracks and the potential impact of noise from aircraft upon occupants of the house. The NIA (whilst incorrectly making reference to RAF Lossiemouth rather than Kinloss Barracks) found that noise from aircraft using the runway at the Barracks would not have an adverse impact on the occupants of the proposed house, subject to

mitigation measures. The Environmental Health section raised no objections to the proposal, subject to a condition being placed requiring the mitigation measures being implemented. Subject to conditions requiring these measures being implemented, the proposal is considered to comply with policy EP8.

Drainage (EP5, EP10)

Surface water would be treated via a surface water soakaway, in line with the requirements of policy EP5, whilst foul drainage would be treated via a septic tank and soakaway, in line with policy EP10. It is noted Moray Flood Risk Management had no objection to the proposal.

Parking and Access (T2, T5)

Access to the site would be via an existing access to the public road. Subject to conditions as recommended, the proposed access arrangements are considered acceptable and would comply with policy T2. Sufficient parking has also been provided within the curtilage of the site, in line with policy T5. The Transportation Manager has not objected to the proposal.

Developer Obligations (IMP3)

In order to mitigate against any adverse impact a development may have upon existing infrastructure and facilities, policy IMP3 puts in place the provision to seek developer obligations appropriate to reduce, eliminate or compensate for the impact. Following assessment in accordance with the Council's Supplementary Guidance on Developer Obligations, obligations are sought towards healthcare (extension at Forres Health Centre, 2 additional dental chairs and reconfiguration of existing pharmacy outlets), and sports and recreation (3G pitch at Forres). As this application has been recommended for refusal, these obligations were not pursued, however were this application to be approved, then obligations should be sought by means of an appropriate agreement. The applicant has indicated a willingness to pay these obligations.

Community Council Comments

Comments received from Findhorn and Kinloss Community Council are noted in relation to policy E9 (outlined above under Representations).

Recommendation - Refuse

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None

HISTORY

| Reference No. | Description | | | |
|---------------|---|-----------|-------------------------|----------|
| 04/00021/FUL | Change of use of field for car boot sales (March to October) at Woodside Farm Kinloss Forres Moray IV36 0UA | | | |
| | Decision | Permitted | Date Of Decision | 22/03/04 |

ADVERT

| | | | |
|-------------------------|--|-----------------------|--|
| Advert Fee paid? | No | | |
| Local Newspaper | Reason for Advert | Date of expiry | |
| Forres Gazette | Departure from development planNo Premises | 01/10/19 | |
| PINS | Departure from development planNo Premises | 01/10/19 | |

| DEVELOPER CONTRIBUTIONS (PGU) | |
|-------------------------------|--|
| Status | |

| DOCUMENTS, ASSESSMENTS etc. * | |
|--|--|
| * Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc | |
| Supporting information submitted with application? | YES |
| Summary of main issues raised in each statement/assessment/report | |
| Document Name: | Drainage Statement |
| Main Issues: | Outlines the ground conditions on the site and proposed drainage arrangement. |
| Document Name: | Noise Impact Assessment |
| Main Issues: | Assesses the impact noise emissions from aircraft operating at nearby Kinloss Barracks will have on the occupants of the proposed house. |
| Document Name | Supporting Statements |
| Main Issues: | Two supporting statements provided – both in response to points raised in relation to issues surrounding planning policy. |

| 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) | | | |

Andrew Miller
Planning Officer
Environmental Services
The Moray Council
PO Box 6760
Elgin
IV30 9BX

Tuesday 8th October 2019

Our ref: 2102
Planning ref: 19/01031/APP

Dear Andrew,

Erection of Dwellinghouse

Site adjacent to Woodside Farm, Kinloss, Forres, Moray

Supporting Statement

This statement has been prepared in response to the comments received from Development Plans regarding E9 Settlement Boundaries and IMP1 Developer Requirements for application 19/01031/APP.

We strongly feel that the application as submitted seeks to propose a sustainable approach to providing additional accommodation for Mr & Mrs Rhind who currently own, operate and staff a busy, local service in Kinloss. We fully respect the thinking and methodology behind the structure of the Policy E9 Settlement Boundaries, and protecting them, but strongly disagree with the statement that this specific proposal “Erodes the distinction between urban and rural”. The proposal is sited in an area that sensitively and sensibly infills an area of heavily developed farmyard & farm shop/café to the south and the outer edge of small gardened ‘housetype’ properties to the north. The site has been identified on the below site context map.



Fig. 01 | Site Context Map

Kinloss has never been a 'cohesive' settlement and has grown sporadically & limb-like over the years. The proposal allows a gap site to be filled as well as promoting the growth of an asset to Kinloss itself. The map below shows the sporadic growth pattern that already exists with multiple cohesive groupings alongside open rural-feel areas.

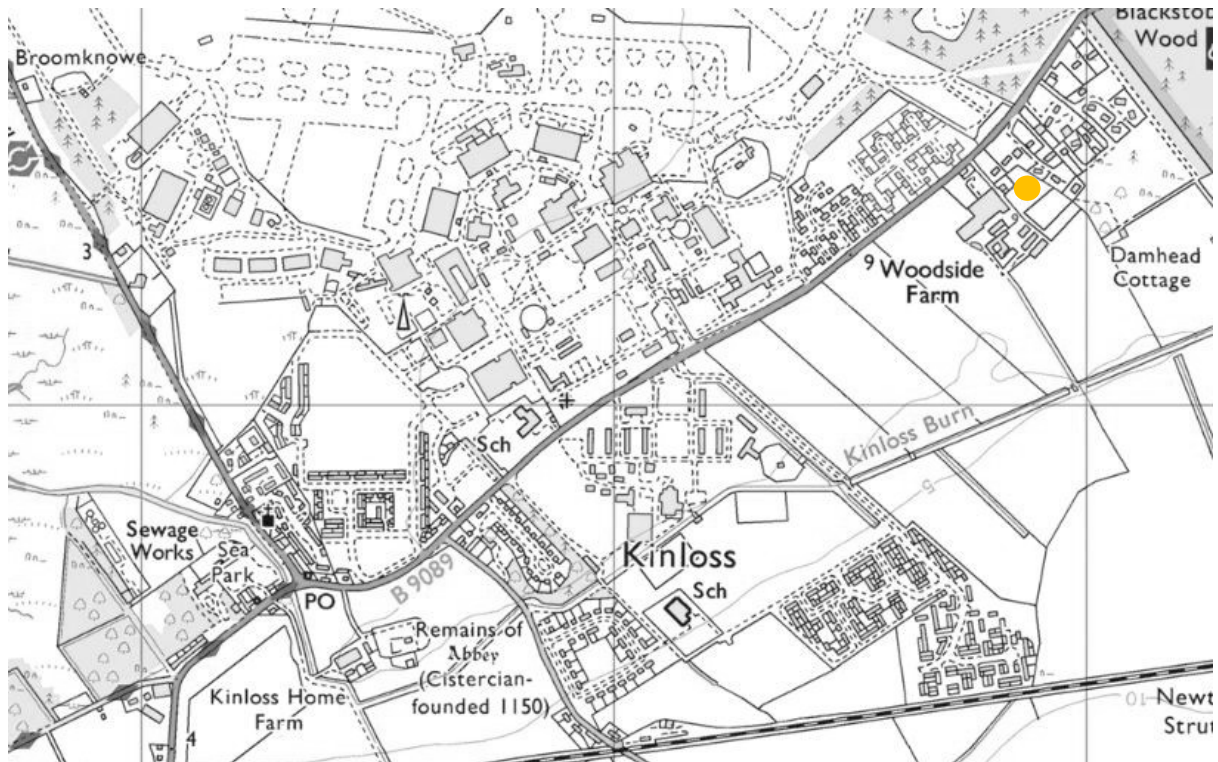


Fig. 02 | Map of Kinloss

The positioning of the house within the already screened site, cannot be seen from the B9089 and therefore will not erode the character of the boundary to the settlement. Travelling North-East on the B9089 you will be faced first with Woodside farm, and travelling South-West on the B9089 you will first be faced with an existing house-type development which is heavily landscaped from the road.



Fig. 03 | Streetview – view towards North-East. Proposed development is well hidden from the B9089.



Fig. 04 | Streetview – view towards South-West. Existing development heavily landscaped.

Therefore, the proposed development will have no damage to the character of the settlement boundary as nobody can visually identify it anyway. The development, as proposed, complies with IMP1 Developer Requirements by appropriately fitting into the surrounding landscape area.

The Kinloss settlement boundary shown in below extract surrounds 50% of the existing established fence line along the North-West & North-West boundary. The proposed house site is a portion of land just outwith the settlement boundary which we believe would be invaluable to the family business for continuing the growth of the farming enterprise.

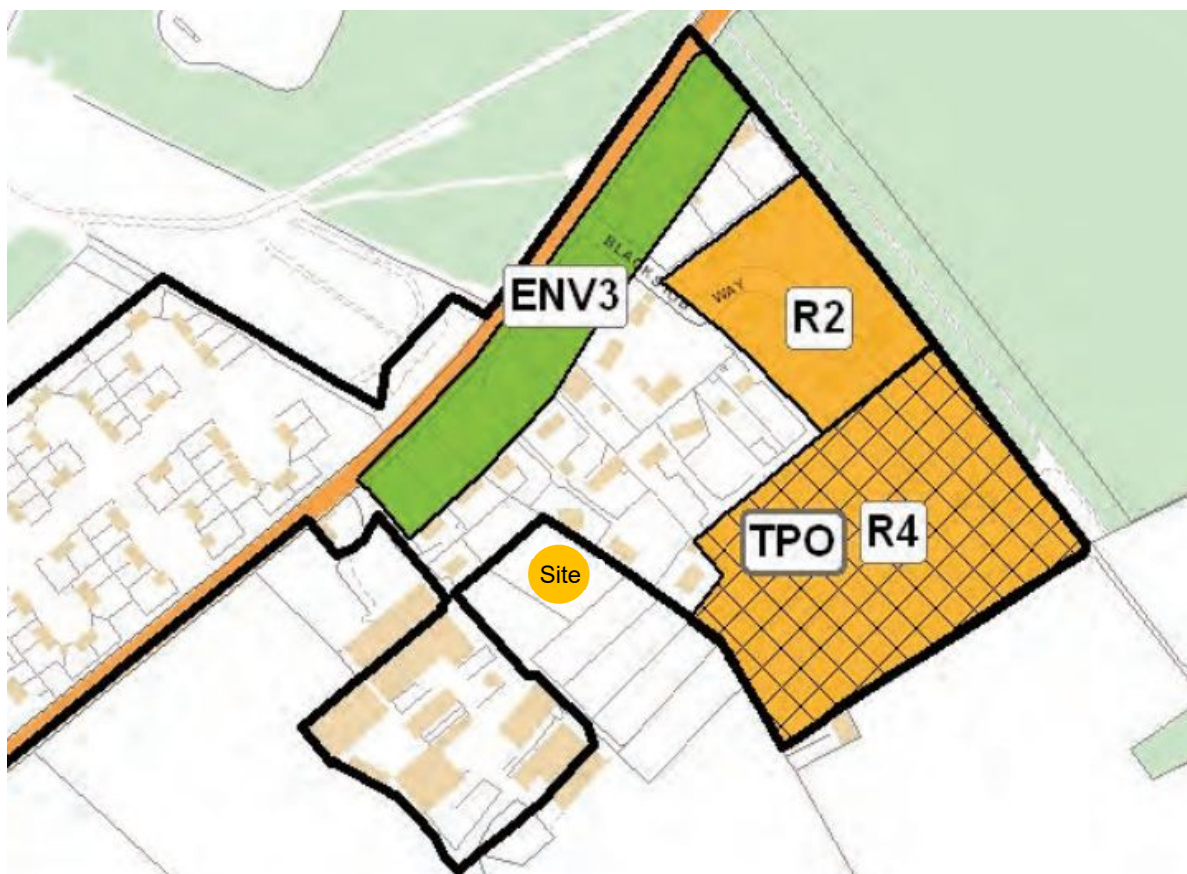


Fig. 05 | Extract from Moray Local Development Plan SETTLEMENTS

We hope that the planning service can support this house site as a departure from their exiting planning policy. The benefits of this proposal, allowing the Rhind family to continue to operate and sustainably grow their popular business, by allowing more family to stay on site, has large social and community benefits, outweighing any opinion of potential impact on the village.

Yours sincerely

John Wink Design



Andrew Miller
Planning Officer
Environmental Services
The Moray Council
PO Box 6760
Elgin
IV30 9BX

Friday 18th October 2019

Our ref: 2102
Planning ref: 19/01031/APP

Dear Andrew,

Erection of Dwellinghouse

Site adjacent to Woodside Farm, Kinloss, Forres, Moray

Supporting Statement A

Thanks for your below email further to the submission of our supporting statement in response to concerns raised by Development Plans.



Fri 18/10/2019 09:02

Andrew Miller <Andrew.Miller@moray.gov.uk>

RE: 19/01031/APP - Site adj. to Woodside Farm, Kinloss

To: Kathryn Urquhart

Thank you for the information,

Unfortunately, this does not overcome the issues raised in respect of the matters in relation to the settlement boundary policy and I would have concern that this would lead to further development in this area. On this basis the application will be refused. Your client can request a review of the decision at the Local Review Body.

In respect of the NIA – can you advise if your client wishes for this to be undertaken?

Many Thanks

Andrew

Unfortunately, we disagree. We feel that our supporting statement does give evidence to overcoming any potential issues the policy team see there being with regards to eroding the character of the settlement boundary. We have shown maps, images and have reported on why we feel our application should be supported as a departure.

You suggest that this proposal may lead to others in the area, however, each application is assessed on it's own merits, therefore the planning service have control over this. We have justified why, in this instance, this proposal should be favoured. Our client owns all of the land in this area and have specifically given good reason for the house being in this location – to help support an already viable and precious business to Kinloss. Our clients have a desire to only build one house for themselves. Any fear of this becoming a precedent should be washed-out by the strength of the social and community benefits of this proposal. The planning service really need to be careful when assessing applications that have such positive outcomes, or businesses and people whom are community minded will simply move away from Moray, if they are not getting any support or encouragement.

With regards to the Noise Impact Assessment, we can confirm we are currently in communication with external consultants who will be undertaking the assessment.

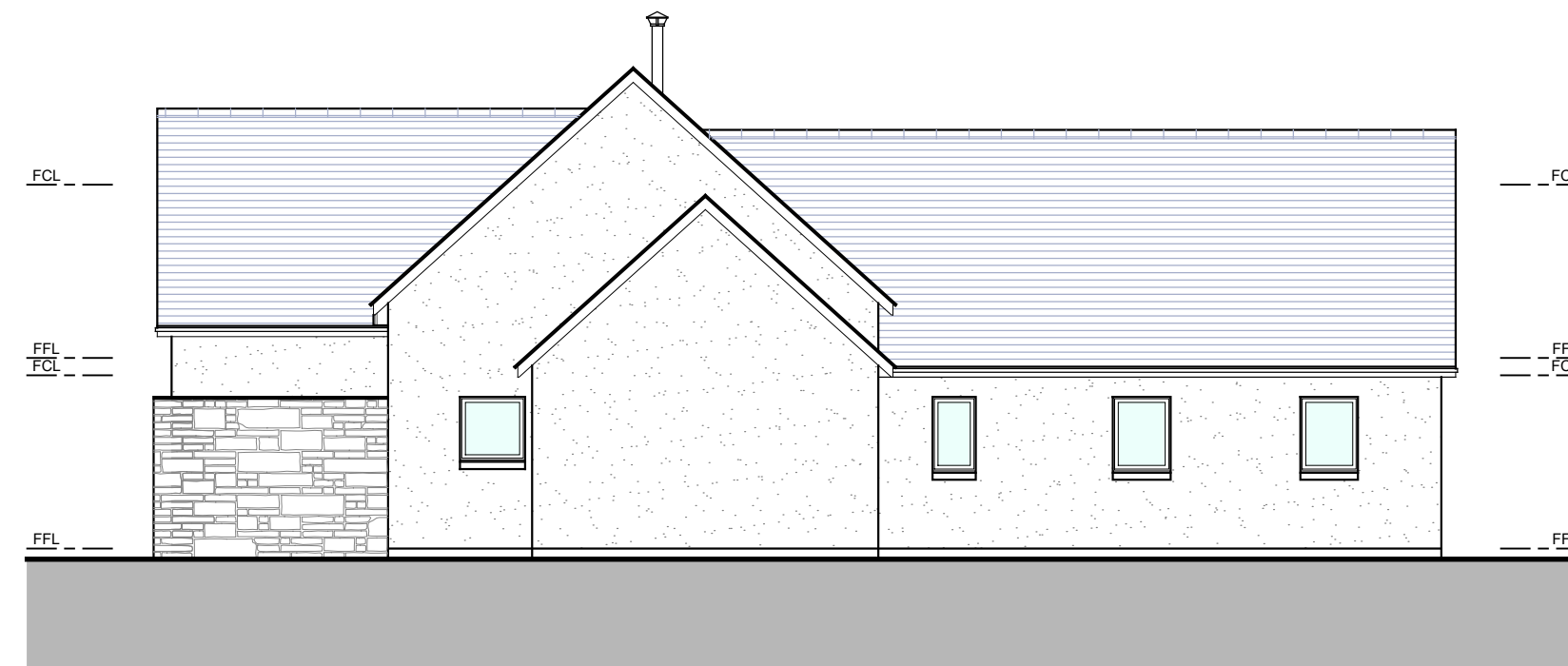
Yours sincerely

John Wink Design

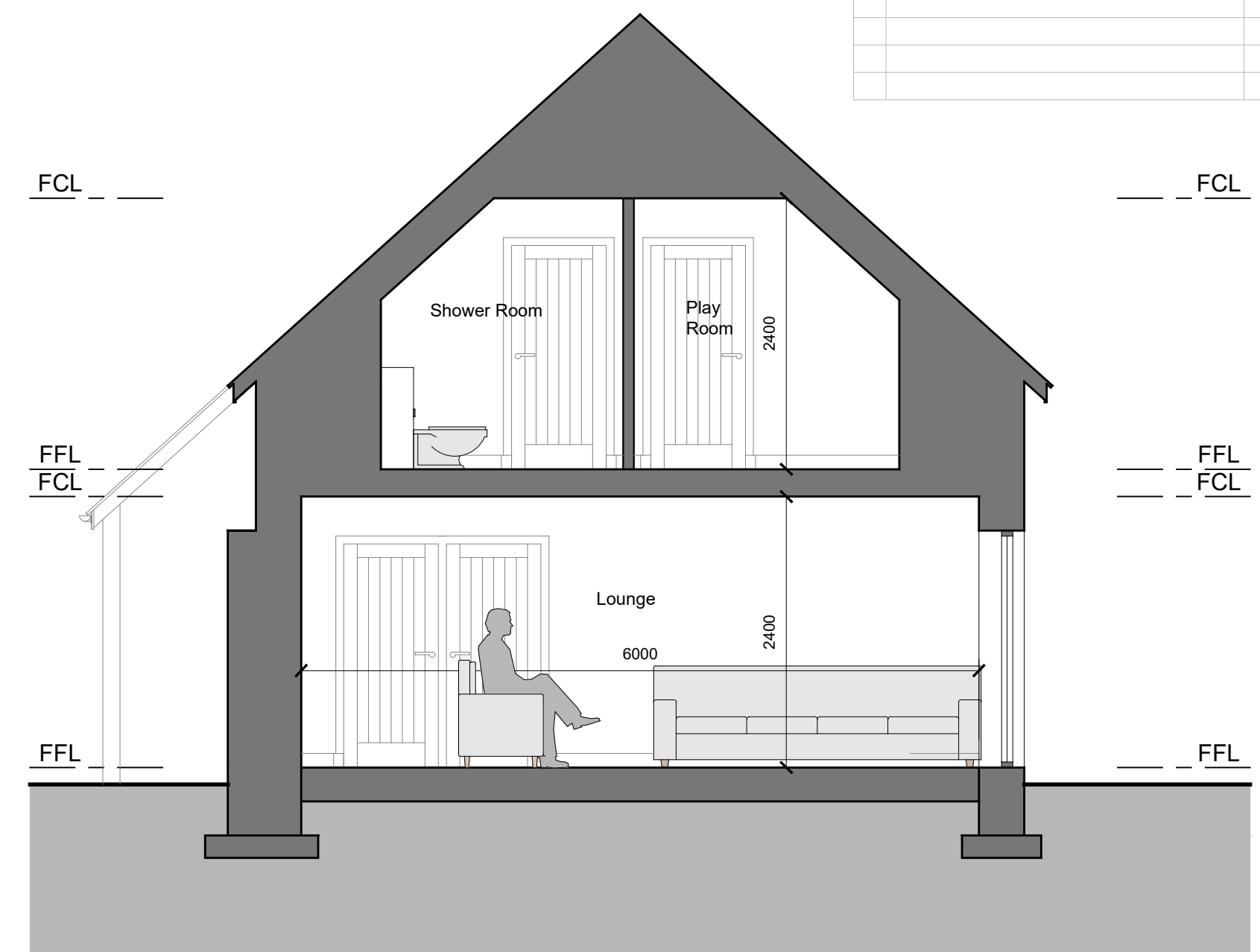




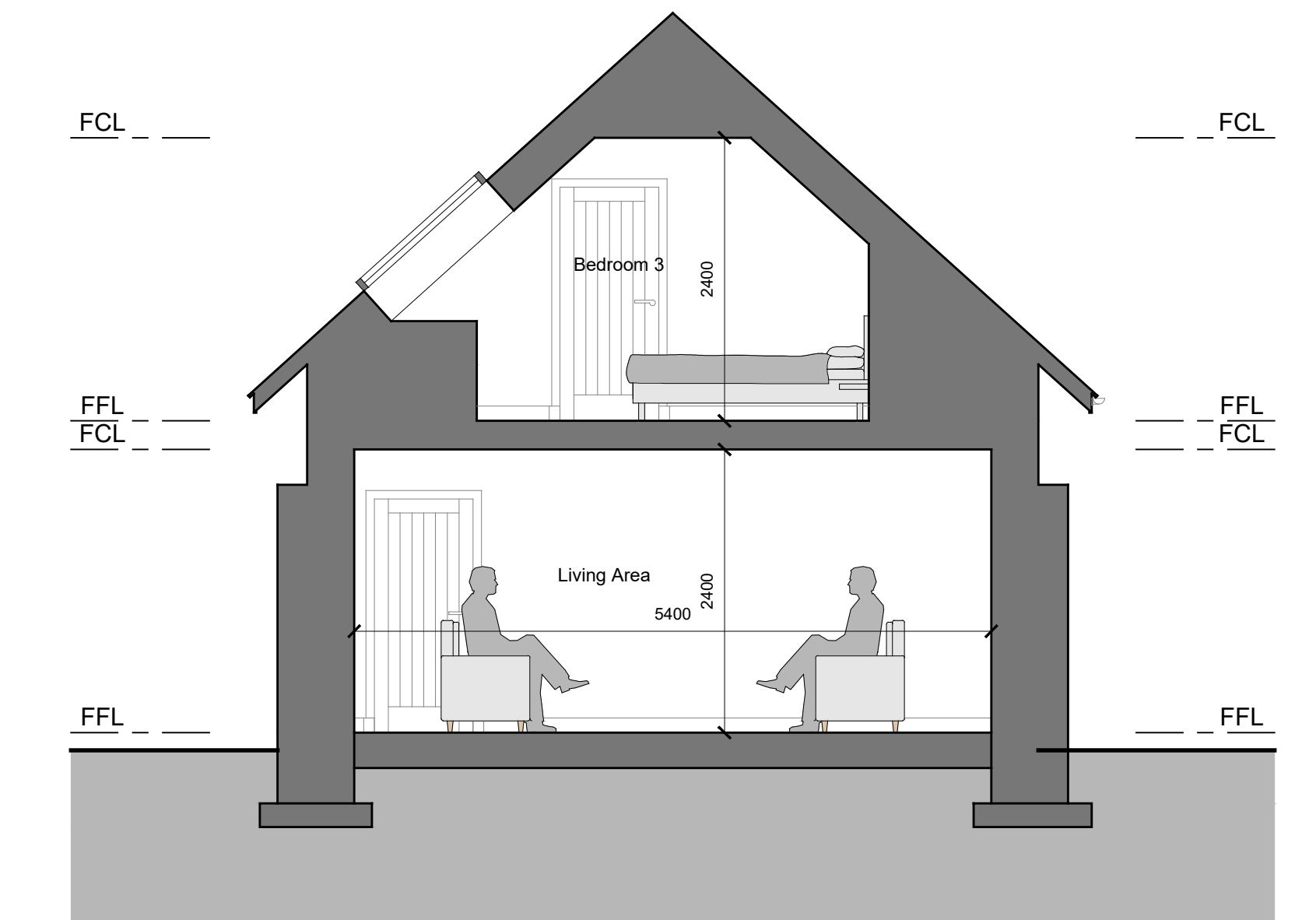
South West Elevation
Scale 1:100



North East Elevation
Scale 1:100



Section A-A
Scale 1:50

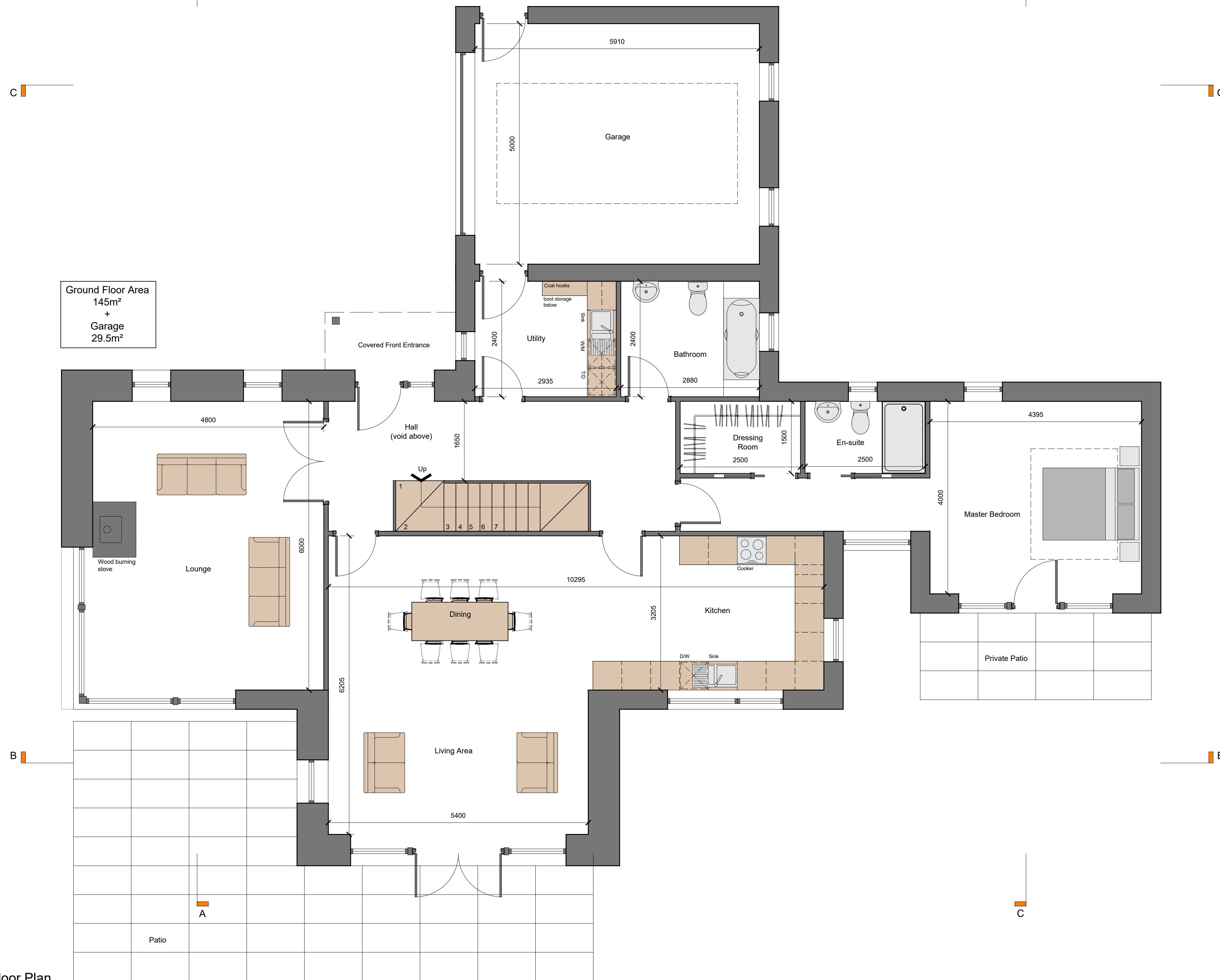


Section B-B
Scale 1:50

MATERIALS

Wall finish - Smooth render / stonework
Roof finish - Natural slate
Window and door finish - Grey alu-clad
Rainwater goods - Aluminium

| | | | |
|------|----------|-------|-----|
| Rev: | Details: | Date: | By: |
| | | | |
| | | | |
| | | | |

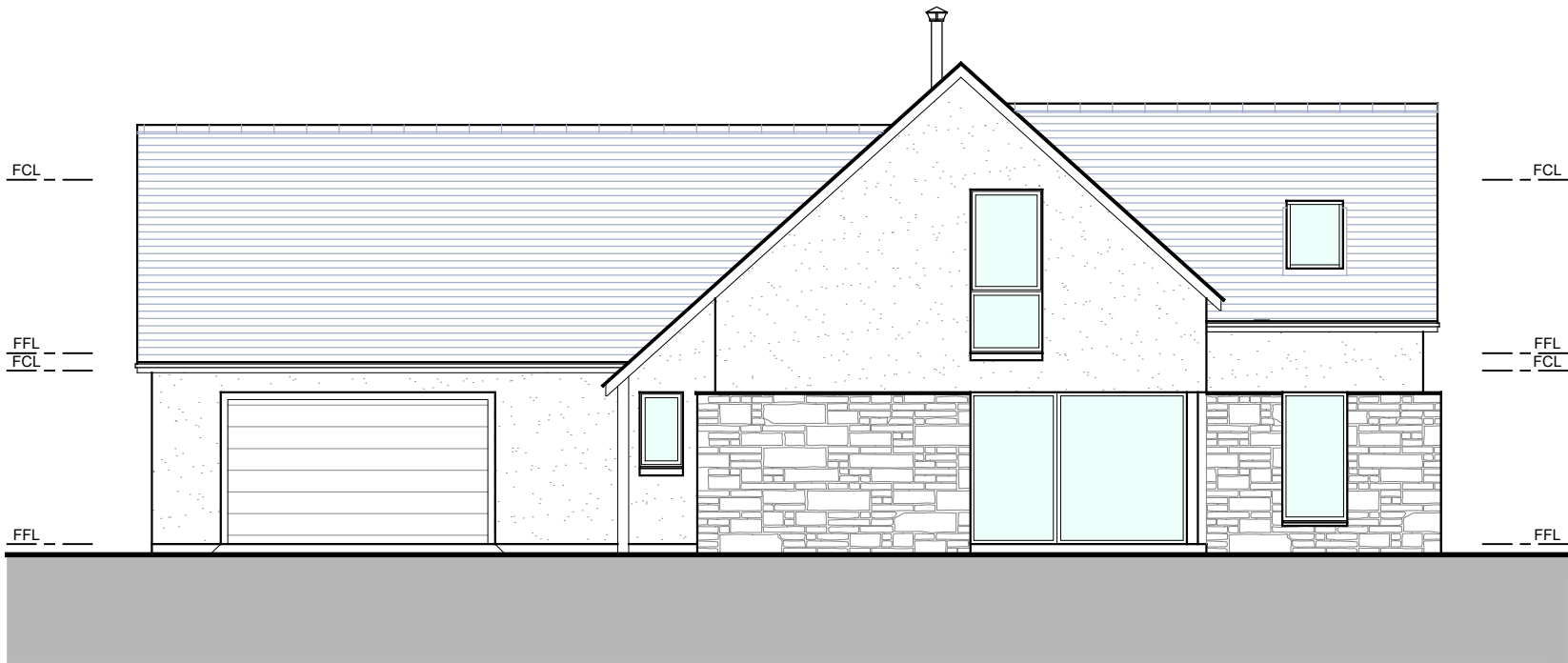


Ground Floor Plan
Scale 1:50

| | | |
|--|----------------------------|--|
| Project New House At: Site adjacent Woodside Farm Kinloss Forres IV36 3UA For: Mr & Mrs A. Rhind | | JOHN WINK DESIGN |
| Drawing Planning - Ground Floor Plan, Sections & Elevations | | |
| Scale As noted @ A1 | Date August 2019 | |
| Revision - | Dwg No. 2102-020 | |
| 1. 01464 841113 e-office@johnwinkdesign.co.uk Midtown of Foudland Glens of Foudland Huntly Aberdeenshire AB54 6AR | | CIAT Registered Practice |
| Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts. | | |
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North East Elevation
Scale 1:100



South West Elevation
Scale 1:100

MATERIALS

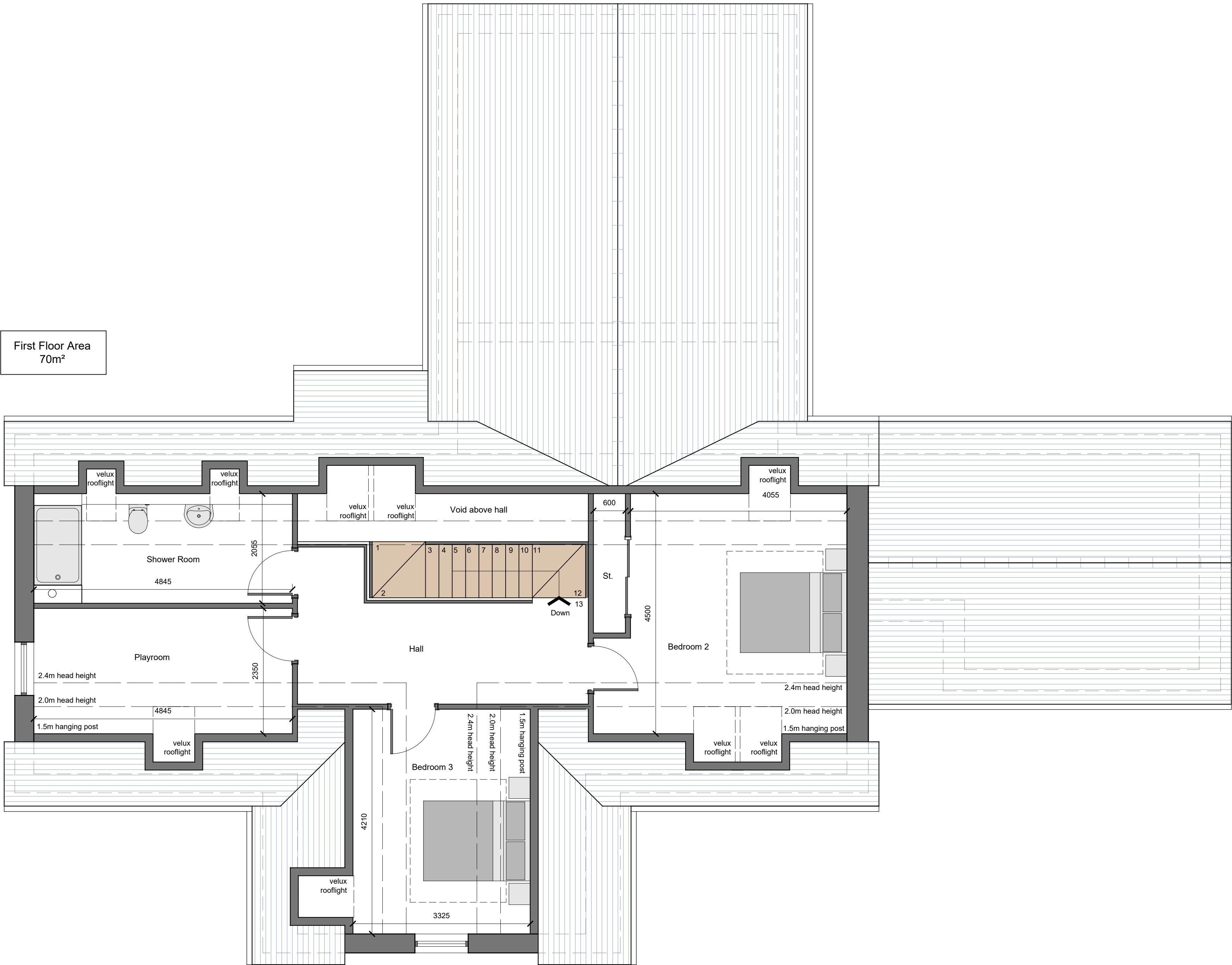
- Wall finish - Smooth render / stonework
- Roof finish - Natural slate
- Window and door finish - Grey alu-clad
- Rainwater goods - Aluminium

| Rev: | Details: | Date: | By: |
|------|----------|-------|-----|
| | | | |
| | | | |
| | | | |

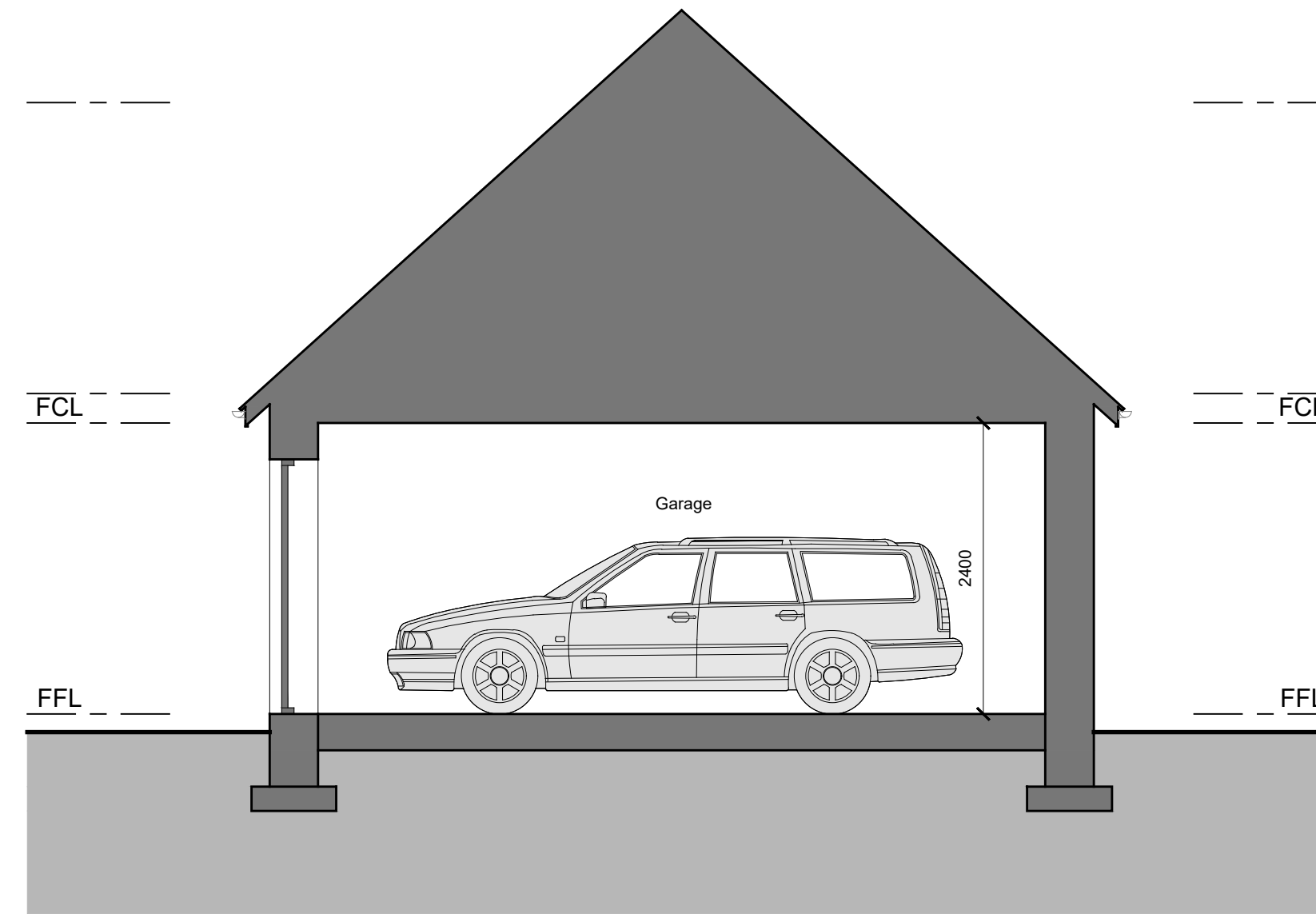


Section C-C
Scale 1:50

First Floor Area
70m²



First Floor Plan
Scale 1:50



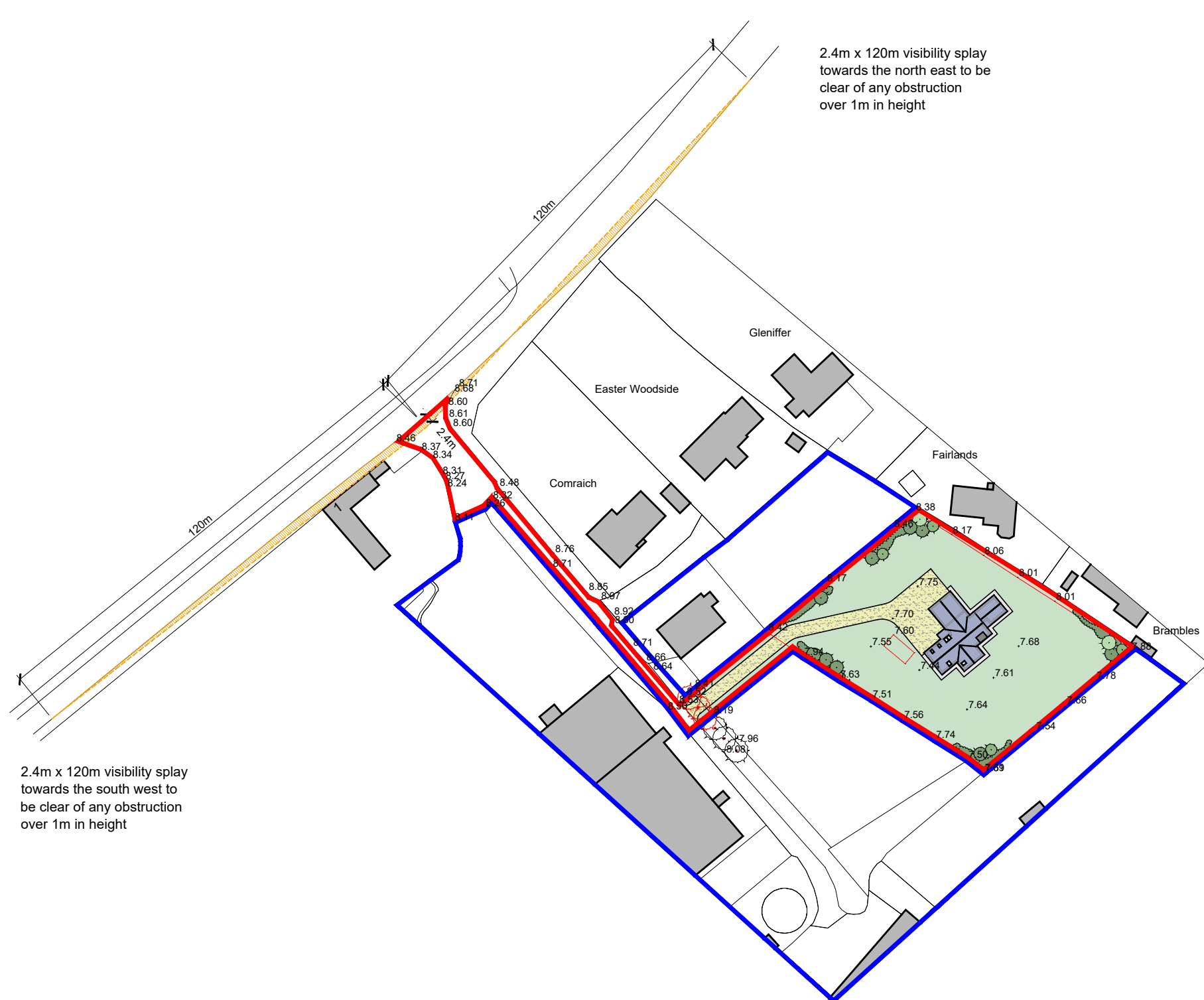
Section D-D
Scale 1:50

| | |
|--|----------------------------|
| Project New House At: Site adjacent Woodside Farm Kinloss Forres IV36 3UA For: Mr & Mrs A. Rhind | |
| Drawing Planning - First Floor Plan, Sections & Elevations | |
| Scale As noted @ A1 | Date August 2019 |
| Revision - | Dwg No 2102-021 |
| 1. 01464 841113 e-office@johnwinkdesign.co.uk Midtown of Foudland Glens of Foudland Huntly Aberdeenshire AB54 6AR | |
| <small>Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.</small> | |
| This drawing is copyright of John Wink Design. © | |

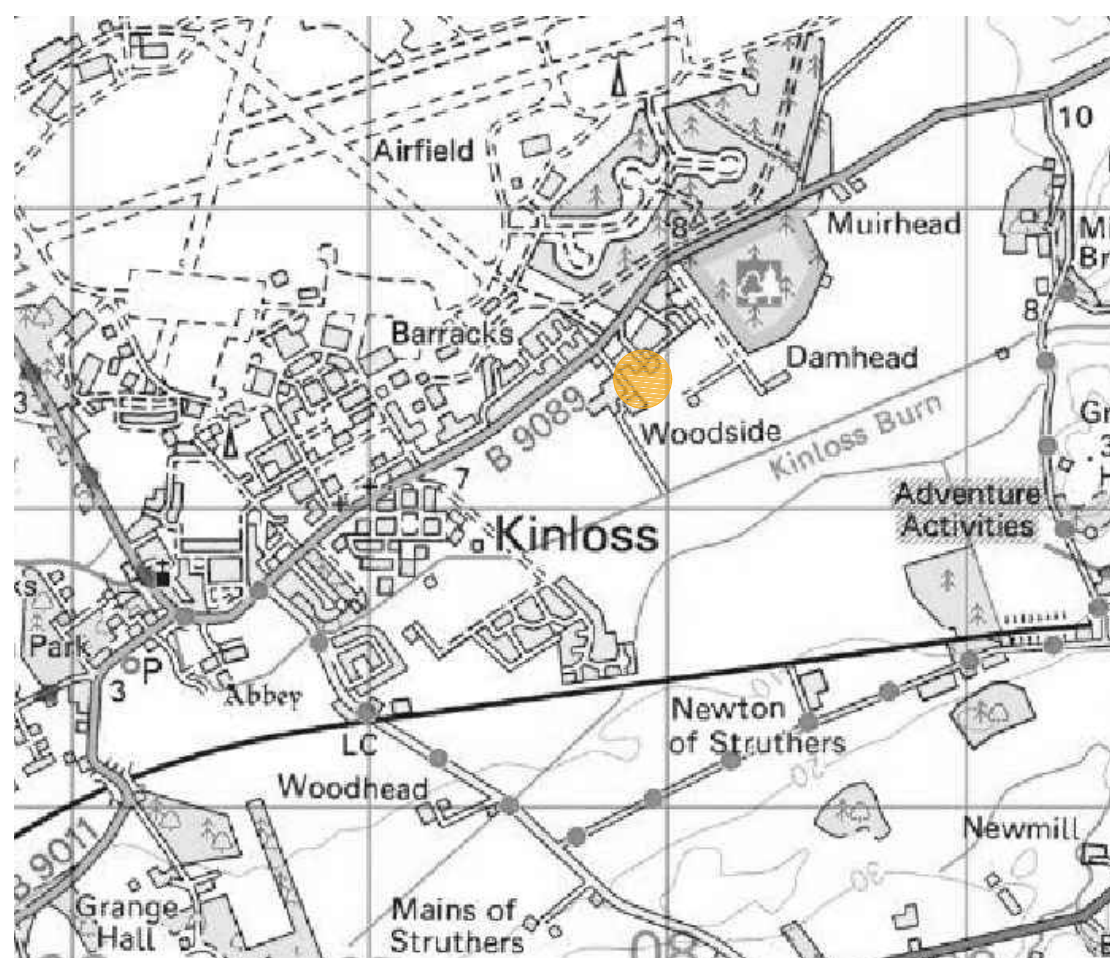
JOHN WINK
DESIGN




CIAT
Registered Practice

CHARTERED
PRACTICE



Site Location Plan / Visibility Splays



| | | |
|---|----------------------------|--|
| Project New House | |  JOHN WINK DESIGN |
| At: Site adjacent Woodside Farm Kinloss Forres IV36 3UA | | |
| For: Mr & Mrs A. Rhind | | |
| Drawing Planning - SLP & OS Map | | |
| Scale As noted @ A3 | Date August 2019 |   |
| Revision - | Dwg No 2102-SLP | |
| t-01464 841113 e-office@johnwinkdesign.co.uk Mildtown of Foudland Glens of Foudland Huntly Aberdeenshire AB54 6AR | | |
| Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts. | | |
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Civil & Structural Consulting Engineers Ltd
16 Albert Street
Aberdeen
AB25 1XQ
T – 01224 646555
E – info@macleodjordan.co.uk

Project Number: 12102

Project Title: New Dwelling House

Project Address: Site Adjacent to Woodside Farm, Kinloss,
Forres, IV36 3UA

Client: Mr & Mrs Rhind

Document Number: REP-001

Document Title: Drainage Assessment

| | | | | | |
|----------|----------|-------------|-------------|------------|-------------|
| | | | | | |
| | | | | | |
| - | 07.08.19 | First Issue | VN | RM | RM |
| Revision | Date | Notes | Prepared By | Checked By | Approved By |

CONTENTS

| | | |
|------------|-------------------------------------|----------|
| 1.0 | INTRODUCTION | 2 |
| 2.0 | EXISTING SITE | 2 |
| 3.0 | DEVELOPMENT PROPOSALS | 2 |
| 4.0 | EXISTING DRAINAGE | 2 |
| 5.0 | SURFACE WATER DRAINAGE | 2 |
| 6.0 | FOUL DRAINAGE | 3 |
| 7.0 | SITE INVESTIGATION | 3 |
| 8.0 | FUTURE MAINTENANCE | 3 |
| 9.0 | CONCLUSIONS | 3 |

1.0 INTRODUCTION

This drainage strategy is prepared in accordance with the guidance given in the following documents:-

- Water Assessment & Drainage Assessment Guide – A guide for Scotland, produced by SEPA on behalf of the Sustainable Urban Drainage Scottish Working Party (SUDSWP), January 2016.
- Planning Advice Note (PAN) 61: Planning and Sustainable Urban Drainage Systems, issued by the Scottish Executive Development Department, July 2001.
- The SUDS Manual – (CIRIA C753)
- Sewers for Scotland, Third Edition, April 2015, published by WRc plc.
- The Water Environment (Controlled Activities) (Scotland) Regulations.

2.0 EXISTING SITE

The existing site is adjacent to Woodside Farmshop near Kinloss, Forres (NJ081625). It can be accessed via an unclassified public road off the B9089 public road near Kinloss.

3.0 DEVELOPMENT PROPOSALS

The development proposal is to build a three bedroom dwelling house which can be accessed via a new access road off the unclassified public road leading to the B9089 public road.

4.0 EXISTING DRAINAGE

There are currently no drainage facilities on the site. Details for foul and rainwater drainage proposals are included in Items 5 and 6 of this report.

5.0 SURFACE WATER DRAINAGE

Infiltration testing carried out at the site identified that the ground is of permeable nature. Therefore, it is proposed to dispose of all the rainwater, from the roof and parking areas of the proposed development, to a rainwater soakaway, located within the site boundaries. A minimum rainwater area soakaway equivalent to 25 square metres should be adopted. Drainage calculations are attached in Appendix A and drainage and soakaway details can be found on Drawing Number 12102-D1 in Appendix B.

6.0 FOUL DRAINAGE

Percolation testing carried out at the site identified that the ground is of permeable nature. Therefore, it is proposed to dispose of the foul water from the development, to a foul water soakaway, located within the site boundaries. A minimum soakaway surface area equivalent to 25 square metres should be adopted. For a three bedroom house (equivalent to 5PE), it is recommended by SEPA, to adopt a sewage treatment plant with 5PE minimum treatment capacity. Therefore, it is proposed to adopt a Balmoral Hydroclear HC6 sewage treatment plant, or equal approved. Drainage calculations are attached in Appendix A and drainage and soakaway details can be found on Drawing Number 12102-D1 in Appendix B.

7.0 SITE INVESTIGATION

A trial pit was excavated, with the assistance of a mechanical excavator, as shown on Drawing Number 12102-D1 in Appendix B. Groundwater was not encountered in the trial pit. The results are as follows:

Trial Pit 1 (TP1) -- 1800mm deep

400mm topsoil

1400mm fine sand

8.0 FUTURE MAINTENANCE

The future maintenance of the foul and rainwater disposal system will be the responsibility of owners/proprietors of the proposed development. This will be inspected on an annual basis. If blockage is identified or suspected, within the system, it will be cleaned out without delay. In the event of a system failure, it will be replaced with a similar specification.

9.0 CONCLUSIONS

Based on the investigations and the contents of this report I conclude that the proposed development site can accommodate the drainage proposals itemised within this report.

The subsoil materials, identified in the trial pits as being free from contamination and pollution, are deemed to be suitable for the proposed development. Based on the investigations and the contents of this report I conclude that a minimum safe bearing capacity of 100Kn/sqm can be used for foundations and ground bearing slab design for the project.

APPENDIX A

DRAINAGE CALCULATIONS

Contract: Site adj to
Woodside Farm, Kinloss

Job Ref: 12102

Part of
Structure: DRAINAGE

Calc. Sheet No. 1

Drawing Ref:

Calculations by:

VN

Checked by:

Date:

August 2019

Members'
Ref.

CALCULATIONS

OUTPUT

From percolation testing

$$V_p = \frac{15 \times 60}{110} = 8.18 \text{ secs/mm}$$

$$f = \frac{1}{V_p} = \frac{1}{8.18 \times 10^3} = 12.2 \times 10^{-5} \text{ m/sec}$$

Rainwater Drainage

$$\begin{aligned} \text{Total Roof Area} &= 300 \text{ m}^2 \\ \text{Parking Area} &= 190 \text{ m}^2 \end{aligned}$$

$$f = 12.2 \times 10^{-5} \text{ m/sec}$$

$$a = 2(2.5 + 1.0) \times 0.8 \times 0.5 = 2.8 \text{ m}^2$$

$$\begin{aligned} S &= (490 \times 0.0145) - (2.8 \times 12.2 \times 10^{-5} \times 900) \\ &= 6.8 \text{ m}^3 \end{aligned}$$

Allow for 30% voids

$$V = \frac{6.8}{0.3} = 22.7 \text{ m}^3$$

Adopt 5.0 x 5.0 x 1.0 dp. s.w. soakaway

Foul Drainage

3 bedrooms → 5 pe

$$V_p = 8.18 \text{ secs/mm}$$

$$\Delta t = 5 \times 8.18 \times 0.25 = 10.2 \text{ m}^2$$

Adopt 5.0 x 5.0 x 1.0 dp f.w. soakaway

+ bpe sewage treatment plant
(Balmoral Hydroclear HCG or eq.)

APPENDIX B

DRAWING NUMBER D01



Unit 15
Netherton Business Centre
Kemnay,
Inverurie,
AB51 5LX

01467 643113
07732 561573
info@fec-acoustics.co.uk
www.fec-acoustics.co.uk

Noise Assessment for proposed dwelling house At Woodside Farm, Kinloss

Prepared for: Midtown of Foudland,
Glens of Foudland
Huntly, Aberdeenshire AB54 6AR

On behalf of: The owners of the property

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Summary

The report below has considered the impact of noise from the Kinloss aerodrome on the residents of the proposed dwelling house. The location of the site is in an area of high noise, in the 66 – 72 dB contour band, so the building needs to be constructed to reduce noise as much as possible. The assessment has been based on the following:

- Standard wall construction, as described in Note on page 5
- High performance double glazing for the windows, and example given in Table 2
- Double plasterboard on the ceilings with resilient bars
- A mechanical ventilation system with heat recovery

The result is that the required noise limits are met in the living areas but the bedrooms will be 36 dB, rather than 35 dB. BS8233 states, in NOTE 7: Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.

The report below is based on the upper level of the contour band and the noise may not be continuously at this level.

As it is not practical to further reduce the sound levels in the bedrooms it is considered that the achieved sound levels will be sufficient to avoid unacceptable disturbance to the occupants.



Environmental Noise Assessment

Project No: PA945

Report Ref: KD2310191NR

Issue Date: 20th November 2019

Woodside Farm, Kinloss, Forres, IV36 3UA

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1. Summary

1.1. Proposal

The development of a new residential dwelling is proposed at Woodside Farm, Kinloss, Forres, IV36 3UA.

1.2. Reason for Assessment

The proposed dwelling is to be situated within the 66 – 72 dB $L_{Aeq,16hr}$ contour band of noise from RAF Lossiemouth. A noise assessment is required to determine the potential noise impact and façade insulation necessary to achieve desirable internal noise levels.

1.3. Planning Conditions & Criteria

In accordance with BS8233:2014, the following criteria have been stipulated by The Moray Council:

- 35dB $L_{Aeq,16hr}$ within living rooms (07:00 – 23:00)
- 35dB L_{Aeq} within bedrooms (07:00 – 23:00)
- 40dB L_{Aeq} within dining rooms (07:00 – 23:00)

1.4. Assessment Standards & Justification

‘BS8233:2014 – Guidance on sound insulation and noise reduction for buildings’ is a recognised standard for assessing and mitigating environmental noise levels upon a proposed noise sensitive development. The standard gives a rigorous calculation method for determining interior noise levels based on measured or derived environmental noise levels.

1.5. Noise Assessment Outcome

It is determined that by using mitigation as specified in Section 1.6. for the building façades, the outcome summarised in the following table is achieved.

Table 1. – Noise Assessment Outcome

| Internal Space | Noise Parameter | Internal Noise Level (dB) | Within Desirable/Acceptable Limit (BS8233) |
|-----------------------|-------------------------|---------------------------|--|
| Lounge | Daytime $L_{Aeq, 16hr}$ | 35 | Yes |
| Kitchen / Dining Room | Daytime $L_{Aeq, 16hr}$ | 39 | Yes |
| Master Bedroom | Daytime $L_{Aeq, 16hr}$ | 36 | Yes |
| Bedroom 2 | Daytime $L_{Aeq, 16hr}$ | 36 | Yes |

1.6. Mitigation Recommendations

Table 2. – Mitigation Recommendations

| Internal Space | Glazing | | Ventilation |
|-----------------------|--------------------------------------|--------------------------|-------------|
| | Minimum Performance, R_w+C_{tr} | Example Specification | |
| Lounge | 36 | 8/16/10.8A*mm | MVHR System |
| Kitchen / Dining Room | 32 | 8/16/8.8mm | MVHR System |
| Master Bedroom | 46 | 12.8A/16/16.8A*mm | MVHR System |
| Bedroom 2 | 46 | 12.8A/16/16.8A*mm | MVHR System |

A* – Denotes an acoustic PVB interlayer laminate

Notes:

- The calculation of internal noise levels has been based on a 'standard' external wall construction (Brick and Block construction, 75mm cavity with mineral wool insulation).

1.6.1. Insulated Roof Specification

The following roof enhancements are recommended to ensure that desirable internal noise levels are maintained for habitable rooms located within the roof space.

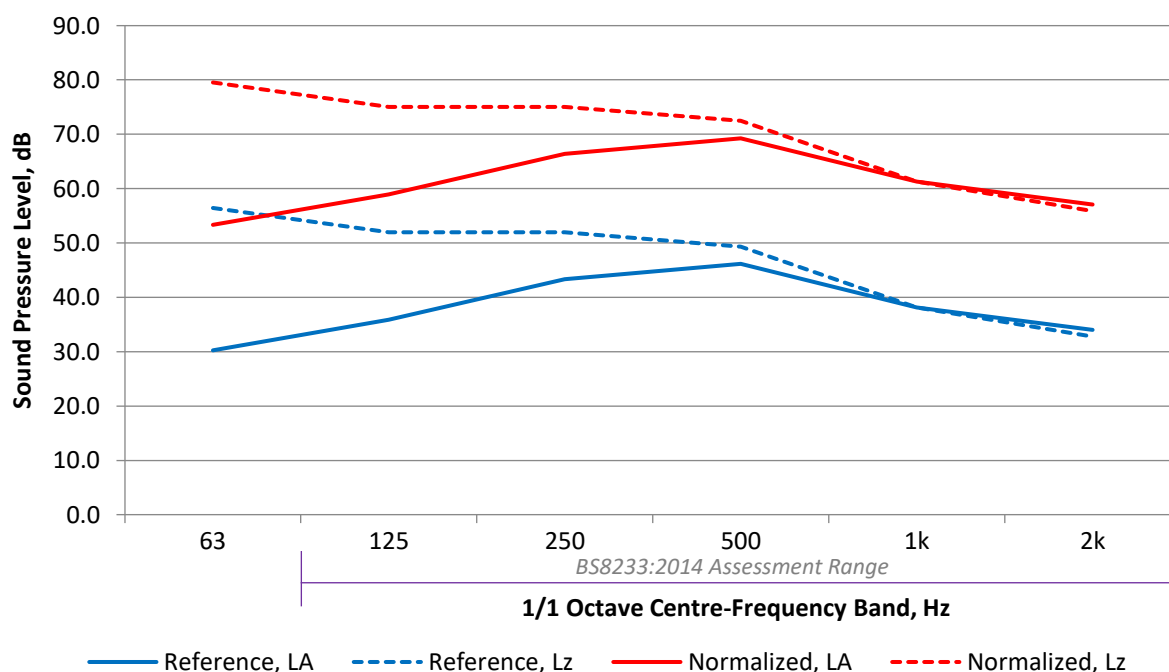
- Roof Slates/Tiles
- Timber Roof Rafters (Assumed 200mm)
- 100mm fiberglass insulation within the roof cavity (Min. Density 10kg/m3)
- Resilient rails installed perpendicular to the roof rafters. Installation should adhere to the manufacturer's instructions.
- 2x No. 12.5mm Standard Plasterboard

2. BS8233:2014 Noise Assessment

2.1. External Noise Levels

To derive spectral sound levels in the 125Hz to 2kHz range, measured noise data of a jet aircraft flyover (*Pàmies et al., 2014*) has been normalized to match a broadband figure of 72 dB(A), representing the upper boundary of the noise contour band within which the dwelling is to be situated. The reference and assessment noise levels are shown below in Figure 1, where it is demonstrated that A-Weighted noise levels are highest in the 250 – 500Hz bands.

Figure 1. – External Noise Data



2.2. Internal Noise Levels – Assumed Insulation

Internal noise levels have been calculated in order to demonstrate that the proposed development can achieve suitable internal noise levels inside rooms, when appropriate glazing and ventilation systems are used.

Room dimensions and glazing areas have been determined based on plans provided by the applicant and are considered within the calculation of internal noise levels. All assumed construction details are given in **Appendix A**.

An insulated roof specification has been provided for habitable rooms within the roof space. A detained sound insulation model is given in **Appendix B**.

2.3. Daytime Internal Noise Levels

2.3.1. Lounge

Considering the insulation with the addition of 36 dB R_w+C_{tr} rated glazing and an MVHR system, daytime noise would be reduced from 72 dB $L_{Aeq, 16hr}$ to interior levels of **35 dB $L_{Aeq, 16hr}$** .

The desirable limit of BS8233:2014 suggests a guideline of 35dB $L_{Aeq, 16hr}$ for resting conditions, and up to 40dB is considered acceptable for necessary developments.

The assumed standard of construction would place the internal levels in the lounge at below 35dB(A), therefore within the desirable category.

2.3.2. Kitchen / Dining Room

Considering the insulation with the addition of 32 dB R_w+C_{tr} rated glazing and an MVHR system, daytime noise would be reduced from 72.0 dB $L_{Aeq, 16hr}$ to interior levels of **39 dB $L_{Aeq, 16hr}$** .

The desirable limit of BS8233:2014 suggests a guideline of 40 dB $L_{Aeq, 16hr}$ for resting conditions, and up to 45dB is considered acceptable for necessary developments.

The assumed standard of construction would place the internal levels in the kitchen / dining room at below 40dB(A), therefore within the desirable category.

2.3.3. Master Bedroom (Within Roof Space)

Considering the insulation with the addition of 46 dB R_w+C_{tr} rated glazing, an MVHR system and the recommended roof specification given in section 1.6.1, daytime noise would be reduced from 72.0 dB $L_{Aeq, 16hr}$ to interior levels of **36.0 dB $L_{Aeq, 16hr}$** .

The desirable limit of BS8233:2014 suggests a guideline of 35dB $L_{Aeq, 16hr}$ for resting conditions, and up to 40dB is considered acceptable for necessary developments.

The assumed standard of construction would place the internal levels in the master bedroom at 36 dB(A), therefore exceeding the desirable category by a margin of 1.0 dB. Occupants of the proposed dwelling are unlikely to spend time in the bedrooms during the day and more likely to spend time in the living areas, where desirable noise levels have been met.

2.3.3. Bedroom 2 (Within Roof Space)

Considering the insulation with the addition of 46 dB R_w+C_{tr} rated glazing, an MVHR system and the recommended roof specification given in section 1.6.1, daytime noise would be reduced from 72.0 dB $L_{Aeq, 16hr}$ to interior levels of **36.0 dB $L_{Aeq, 16hr}$** .

The desirable limit of BS8233:2014 suggests a guideline of 35dB $L_{Aeq, 16hr}$ for resting conditions, and up to 40dB is considered acceptable for necessary developments.

The assumed standard of construction would place the internal levels in bedroom 2 at 36 dB(A), therefore marginally above the desirable category. Occupants of the proposed dwelling are unlikely to spend time in the bedrooms during the day and more likely to spend time in the living areas, where desirable noise levels have been met.

2.4. Effect Level and Exposure Outcomes

A summary of internal noise levels and their respective BS8233 classifications can be found below:

Table 3. – Mitigation Recommendations

| Internal Space | Noise Parameter | Internal Noise Level (dB) | BS8233 Classification |
|-----------------------|-------------------------|---------------------------|------------------------|
| Lounge | Daytime $L_{Aeq, 16hr}$ | 35 | Desirable |
| Kitchen / Dining Room | Daytime $L_{Aeq, 16hr}$ | 39 | Desirable |
| Master Bedroom | Daytime $L_{Aeq, 16hr}$ | 36 | Desirable / Acceptable |
| Bedroom 2 | Daytime $L_{Aeq, 16hr}$ | 36 | Desirable / Acceptable |

References

T. Pàmies, J. Romeu, M. Genescà, Robert Arcos, Active control of aircraft fly-over sound transmission through an open window, In Applied Acoustics, Volume 84, 2014, Pages 116-121, ISSN 0003-682X, <https://doi.org/10.1016/j.apacoust.2014.02.018>.

APPENDIX A – BS8233 Rigorous Design Calculations

Lounge

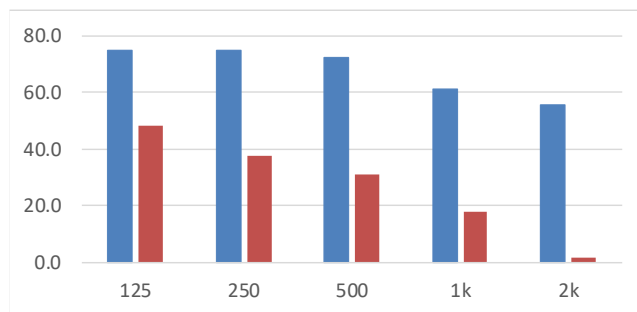
Room Properties

| | |
|-------------------------------|-------------------------------------|
| Room Width (m) | 4.8 |
| Room Depth (m) | 6.0 |
| Room Height (m) | 2.4 |
| Glazed Area (m ²) | 13.0 |
| Is dwelling within roof? | <input checked="" type="checkbox"/> |

Sound Insulation Properties

| | | | | | |
|--------------------------------|-----|-----|-----|----|----|
| Freq. Hz | 125 | 250 | 500 | 1k | 2k |
| Wall, dB R _{w+Ctr} | 41 | 45 | 45 | 54 | 58 |
| Roof, dB R _{w+Ctr} | 41 | 45 | 45 | 54 | 58 |
| Glazing, dB R _{w+Ctr} | 31 | 41 | 46 | 46 | 59 |
| Vents, D _{n,e,w+Ctr} | 41 | 45 | 45 | 54 | 58 |

Noise Levels, dB



| | |
|----------------|--------------|
| External Level | 72.0 dB LAeq |
| Internal Level | 34.9 dB LAeq |
| Insertion Loss | 37.1 dB LAeq |

Sound Insulation Requirement

| | Minimum Sound Insulation Requirement | Suitable Systems |
|-------------|--------------------------------------|---|
| Glazing | 36 dB R _{w+Ctr} | Laminated Double Glazing 8/16/10.8A |
| Ventilation | - D _{n,e,w+Ctr} | Heat recovery system Multi-room Heat Recovery System |

Suitable systems given as reference only. Other products that achieve the required sound insulation values are available.

Technical Calculations

| | | | | | |
|------------------------------|-----------|---------|----------|---------|----------|
| Frequency, Hz | 125 | 250 | 500 | 1k | 2k |
| Term 1 | 6.895E-05 | 2.7E-05 | 2.7E-05 | 3.5E-06 | 1.38E-06 |
| Term 2 | 0.0008964 | 9E-05 | 2.8E-05 | 2.8E-05 | 1.42E-06 |
| Term 3 | -1.02E-05 | -4E-06 | -4.1E-06 | -5E-07 | -2E-07 |
| Term 4 | 0 | 0 | 0 | 0 | 0 |
| Internal, dB L _{eq} | 48.1 | 37.7 | 31.2 | 17.8 | 1.9 |
| Internal, dB LAeq | 32.0 | 29.1 | 28.0 | 17.8 | 3.1 |

Façade Components

| | |
|---------|------------------------------|
| Wall | Brick and block, 75mm cavity |
| Roof | Not Within Roof Space |
| Glazing | Laminated Double Glazing |
| Vents | Heat recovery system |

Calculations conducted in accordance with BS8233:2014 rigorous calculation method

$$L_{eq,2} = L_{eq,ff} + 10 \log_{10} \left(\frac{A_0}{S} 10^{\frac{-D_{01}}{10}} + \frac{S_{w1}}{S} 10^{\frac{-R_{w1}}{10}} + \frac{S_{ew}}{S} 10^{\frac{-R_{ew}}{10}} + \frac{S_{\pi}}{S} 10^{\frac{-R_{\pi}}{10}} \right) + 10 \log_{10} \left(\frac{S}{A} \right) + 3$$

Dining / Kitchen

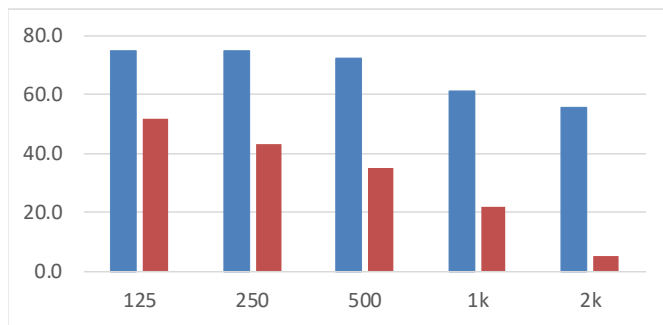
Room Properties

| | |
|-------------------------------|-------------------------------------|
| Room Width (m) | 10.0 |
| Room Depth (m) | 5.0 |
| Room Height (m) | 2.4 |
| Glazed Area (m ²) | 10.0 |
| Is dwelling within roof? | <input checked="" type="checkbox"/> |

Sound Insulation Properties

| | | | | | |
|--------------------------------|-----|-----|-----|----|----|
| Freq. Hz | 125 | 250 | 500 | 1k | 2k |
| Wall, dB R _{w+Ctr} | 41 | 45 | 45 | 54 | 58 |
| Roof, dB R _{w+Ctr} | 41 | 45 | 45 | 54 | 58 |
| Glazing, dB R _{w+Ctr} | 26 | 34 | 41 | 41 | 56 |
| Vents, D _{n,e,w+Ctr} | 41 | 45 | 45 | 54 | 58 |

Noise Levels, dB



| | |
|----------------|--------------|
| External Level | 72.0 dB LAeq |
| Internal Level | 39.4 dB LAeq |
| Insertion Loss | 32.6 dB LAeq |

Sound Insulation Requirement

| Minimum Sound Insulation Requirement | | | Suitable Systems |
|--------------------------------------|-----------|------------------------|---|
| Glazing | 32 | dB R _{w+Ctr} | Double Glazing 8/16/8.8 |
| Ventilation | - | D _{n,e,w+Ctr} | Heat recovery system Multi-room Heat Recovery System |

Suitable systems given as reference only. Other products that achieve the required sound insulation values are available.

Technical Calculations

| | | | | | |
|------------------------------|-----------|---------|---------|---------|----------|
| Frequency, Hz | 125 | 250 | 500 | 1k | 2k |
| Term 1 | 3.31E-05 | 1.3E-05 | 1.3E-05 | 1.7E-06 | 6.6E-07 |
| Term 2 | 0.0010466 | 0.00017 | 3.3E-05 | 3.3E-05 | 1.05E-06 |
| Term 3 | 4.634E-05 | 1.8E-05 | 1.8E-05 | 2.3E-06 | 9.25E-07 |
| Term 4 | 0 | 0 | 0 | 0 | 0 |
| Internal, dB L _{eq} | 52.0 | 43.3 | 35.3 | 21.7 | 5.1 |
| Internal, dB LAeq | 35.9 | 34.7 | 32.1 | 21.7 | 6.3 |

Façade Components

| | |
|---------|------------------------------|
| Wall | Brick and block, 75mm cavity |
| Roof | Not Within Roof Space |
| Glazing | Double Glazing |
| Vents | Heat recovery system |

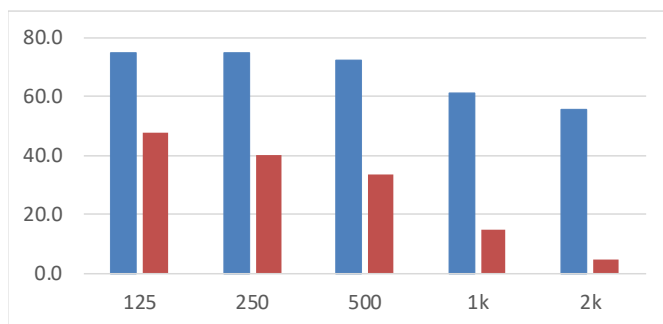
Calculations conducted in accordance with BS8233:2014 rigorous calculation method

$$L_{eq,2} = L_{eq,ff} + 10 \log_{10} \left(\frac{A_0}{S} 10^{-\frac{D_{0,2}}{10}} + \frac{S_{wi}}{S} 10^{-\frac{R_{wi}}{10}} + \frac{S_{ew}}{S} 10^{-\frac{R_{ew}}{10}} + \frac{S_{n}}{S} 10^{-\frac{R_n}{10}} \right) + 10 \log_{10} \left(\frac{S}{A} \right) + 3$$

Master Bedroom (Within Roof Space)

| Room Properties | | Sound Insulation Properties | | | | | |
|-------------------------------|-----|--------------------------------|-----|-----|-----|----|----|
| Room Width (m) | 4.4 | Freq. Hz | 125 | 250 | 500 | 1k | 2k |
| Room Depth (m) | 4.0 | Wall, dB R _{w+Ctr} | 41 | 45 | 45 | 54 | 58 |
| Room Height (m) | 2.4 | Roof, dB R _{w+Ctr} | 43 | 52 | 59 | 64 | 66 |
| Glazed Area (m ²) | 6.0 | Glazing, dB R _{w+Ctr} | 34 | 41 | 47 | 53 | 61 |
| Is dwelling within roof? | ✓ | Vents, D _{n,e,w+Ctr} | 41 | 45 | 45 | 54 | 58 |

Noise Levels, dB



| | |
|----------------|--------------|
| External Level | 72.0 dB LAeq |
| Internal Level | 36.1 dB LAeq |
| Insertion Loss | 35.9 dB LAeq |

Sound Insulation Requirement

| Minimum Sound Insulation Requirement | | | Suitable Systems |
|--------------------------------------|-----------|------------------------|---|
| Glazing | 46 | dB R _{w+Ctr} | Laminated Double Glazing 12.8A/16/16.8A |
| Ventilation | - | D _{n,e,w+Ctr} | Heat recovery system Multi-room Heat Recovery System |

Suitable systems given as reference only. Other products that achieve the required sound insulation values are available.

Technical Calculations

| | | | | | |
|------------------------------|-----------|---------|---------|---------|----------|
| Frequency, Hz | 125 | 250 | 500 | 1k | 2k |
| Term 1 | 2.821E-05 | 1.1E-05 | 1.1E-05 | 1.4E-06 | 5.63E-07 |
| Term 2 | 0.0002262 | 4.5E-05 | 1.1E-05 | 2.8E-06 | 4.51E-07 |
| Term 3 | 3.43E-05 | 1.4E-05 | 1.4E-05 | 1.7E-06 | 6.84E-07 |
| Term 4 | 8.353E-05 | 1.1E-05 | 2.1E-06 | 6.6E-07 | 4.19E-07 |
| Internal, dB L _{eq} | 47.9 | 40.1 | 33.7 | 15.0 | 4.9 |
| Internal, dB LAeq | 31.8 | 31.5 | 30.5 | 15.0 | 6.1 |

Façade Components

| | |
|---------|------------------------------|
| Wall | Brick and block, 75mm cavity |
| Roof | Roof / Ceiling (Insul) |
| Glazing | Laminated Double Glazing |
| Vents | Heat recovery system |

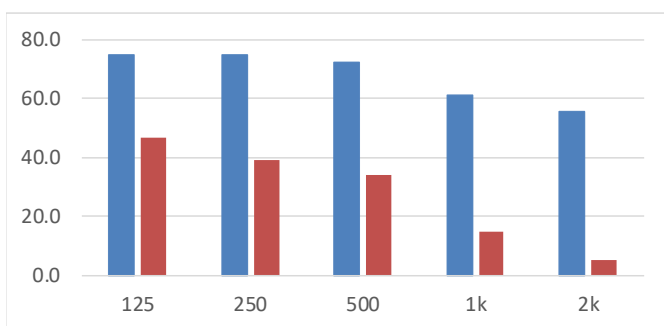
Calculations conducted in accordance with BS8233:2014 rigorous calculation method

$$L_{eq,2} = L_{eq,ff} + 10 \log_{10} \left(\frac{A_0}{S} 10^{\frac{-D_{0,0}}{10}} + \frac{S_{w1}}{S} 10^{\frac{-R_{w1}}{10}} + \frac{S_{ew}}{S} 10^{\frac{-R_{ew}}{10}} + \frac{S_{n1}}{S} 10^{\frac{-R_{n1}}{10}} \right) + 10 \log_{10} \left(\frac{S}{A} \right) + 3$$

Bedroom 2 (Within Roof Space)

| Room Properties | | Sound Insulation Properties | | | | | |
|-------------------------------|-----|--------------------------------|-----|-----|-----|----|----|
| Room Width (m) | 4.5 | Freq. Hz | 125 | 250 | 500 | 1k | 2k |
| Room Depth (m) | 4.0 | Wall, dB R _{w+Ctr} | 41 | 45 | 45 | 54 | 58 |
| Room Height (m) | 2.4 | Roof, dB R _{w+Ctr} | 43 | 52 | 59 | 64 | 66 |
| Glazed Area (m ²) | 3.0 | Glazing, dB R _{w+Ctr} | 34 | 41 | 47 | 53 | 61 |
| Is dwelling within roof? | ✓ | Vents, D _{n,e,w+Ctr} | 41 | 45 | 45 | 54 | 58 |

Noise Levels, dB



| | |
|----------------|--------------|
| External Level | 72.0 dB LAeq |
| Internal Level | 35.6 dB LAeq |
| Insertion Loss | 36.4 dB LAeq |

Sound Insulation Requirement

| Minimum Sound Insulation Requirement | | | Suitable Systems |
|--------------------------------------|-----------|------------------------|---|
| Glazing | 46 | dB R _{w+Ctr} | Laminated Double Glazing 12.8A/16/16.8A |
| Ventilation | - | D _{n,e,w+Ctr} | Heat recovery system Multi-room Heat Recovery System |

Suitable systems given as reference only. Other products that achieve the required sound insulation values are available.

Technical Calculations

| | | | | | |
|------------------------------|-----------|---------|---------|---------|----------|
| Frequency, Hz | 125 | 250 | 500 | 1k | 2k |
| Term 1 | 2.758E-05 | 1.1E-05 | 1.1E-05 | 1.4E-06 | 5.5E-07 |
| Term 2 | 0.0001106 | 2.2E-05 | 5.5E-06 | 1.4E-06 | 2.21E-07 |
| Term 3 | 5.737E-05 | 2.3E-05 | 2.3E-05 | 2.9E-06 | 1.14E-06 |
| Term 4 | 8.353E-05 | 1.1E-05 | 2.1E-06 | 6.6E-07 | 4.19E-07 |
| Internal, dB L _{eq} | 46.7 | 39.4 | 34.2 | 14.8 | 5.4 |
| Internal, dB LAeq | 30.6 | 30.8 | 31.0 | 14.8 | 6.6 |

Façade Components

| | |
|---------|------------------------------|
| Wall | Brick and block, 75mm cavity |
| Roof | Roof / Ceiling (Insul) |
| Glazing | Laminated Double Glazing |
| Vents | Heat recovery system |

Calculations conducted in accordance with BS8233:2014 rigorous calculation method

$$L_{eq,2} = L_{eq,ff} + 10 \log_{10} \left(\frac{A_0}{S} 10^{-\frac{D_{0,2}}{10}} + \frac{S_{w1}}{S} 10^{-\frac{R_{w1}}{10}} + \frac{S_{ew}}{S} 10^{-\frac{R_{ew}}{10}} + \frac{S_{n1}}{S} 10^{-\frac{R_{n1}}{10}} \right) + 10 \log_{10} \left(\frac{S}{A} \right) + 3$$

APPENDIX B – Sound Insulation Model

Sound Insulation Prediction (v9.0.19)

Program copyright Marshall Day Acoustics 2017

Margin of error is generally within $R_w \pm 3$ dB

Peak Acoustics - Key No. 5547

Job Name:

Initials:kyle

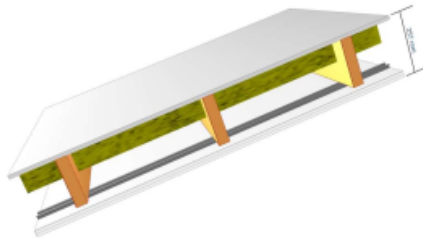
Job No.:

Date:18/11/2019

File Name:Roof - Enhanced.ixl



Notes:



R_w 62 dB
C -2 dB
Ctr -6 dB

Mass-air-mass resonant frequency = 34 Hz

Panel Size = 2.7 m x 4.0 m

Partition surface mass = 50.5 kg/m²

System description

Panel 1 : 1 x 14 mm Roofing tiles

Frame: Solid Joist with resilient rail (2E2 mm x 45 mm) ; Stud spacing 600 mm ; Cavity Width 218 mm ; 1 x Fibreglass (10kg/m³) Thickness 100 mm

Panel 2 : 2 x 12.5 mm Gyproc Wallboard 12.5mm

| freq.(Hz) | R(dB) | R(dB) |
|-----------|-------|-------|
| 50 | 23 | |
| 63 | 29 | 26 |
| 80 | 35 | |
| 100 | 40 | |
| 125 | 44 | 43 |
| 160 | 47 | |
| 200 | 50 | |
| 250 | 53 | 52 |
| 315 | 55 | |
| 400 | 57 | |
| 500 | 59 | 59 |
| 630 | 61 | |
| 800 | 63 | |
| 1000 | 65 | 64 |
| 1250 | 66 | |
| 1600 | 66 | |
| 2000 | 64 | 66 |
| 2500 | 69 | |
| 3150 | 65 | |
| 4000 | 65 | 66 |
| 5000 | 69 | |

