



## MORAY LOCAL REVIEW BODY

28 MARCH 2019

### SUMMARY OF INFORMATION FOR CASE No LR221

#### Ward 5 – Heldon and Laich

#### **Planning Application 18/00862/APP – Erect dwelling house and associated works at a site at Kirkton Cottage, Alves, Moray**

Planning permission in principle was refused/granted under the Statutory Scheme of Delegation by the Appointed Officer on 1 November 2018 on the grounds that:

The proposal is contrary to Policies PP1, H7 and IMP1 of the adopted Moray Local Development Plan 2015 and, as a material consideration, the associated Supplementary Guidance: Housing in the Countryside, whereby

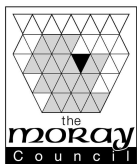
- a) individually, the proposal would not integrate sensitively with the surrounding area where, given the open setting of the site on part of an agricultural field, any resultant dwelling thereon would appear as an obtrusive and conspicuous form of development and, in addition, the site lacks sufficient backdrop, screening and enclosure to mitigate the impact of the development and assist in its integration sensitively into the surrounding landscape; and
- b) cumulatively, the introduction of an additional dwelling would contribute to the further build-up of development in the locality and thereby, it would detract from, and be detrimental to, the character, appearance and amenity of the surrounding rural area within which it is located.

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

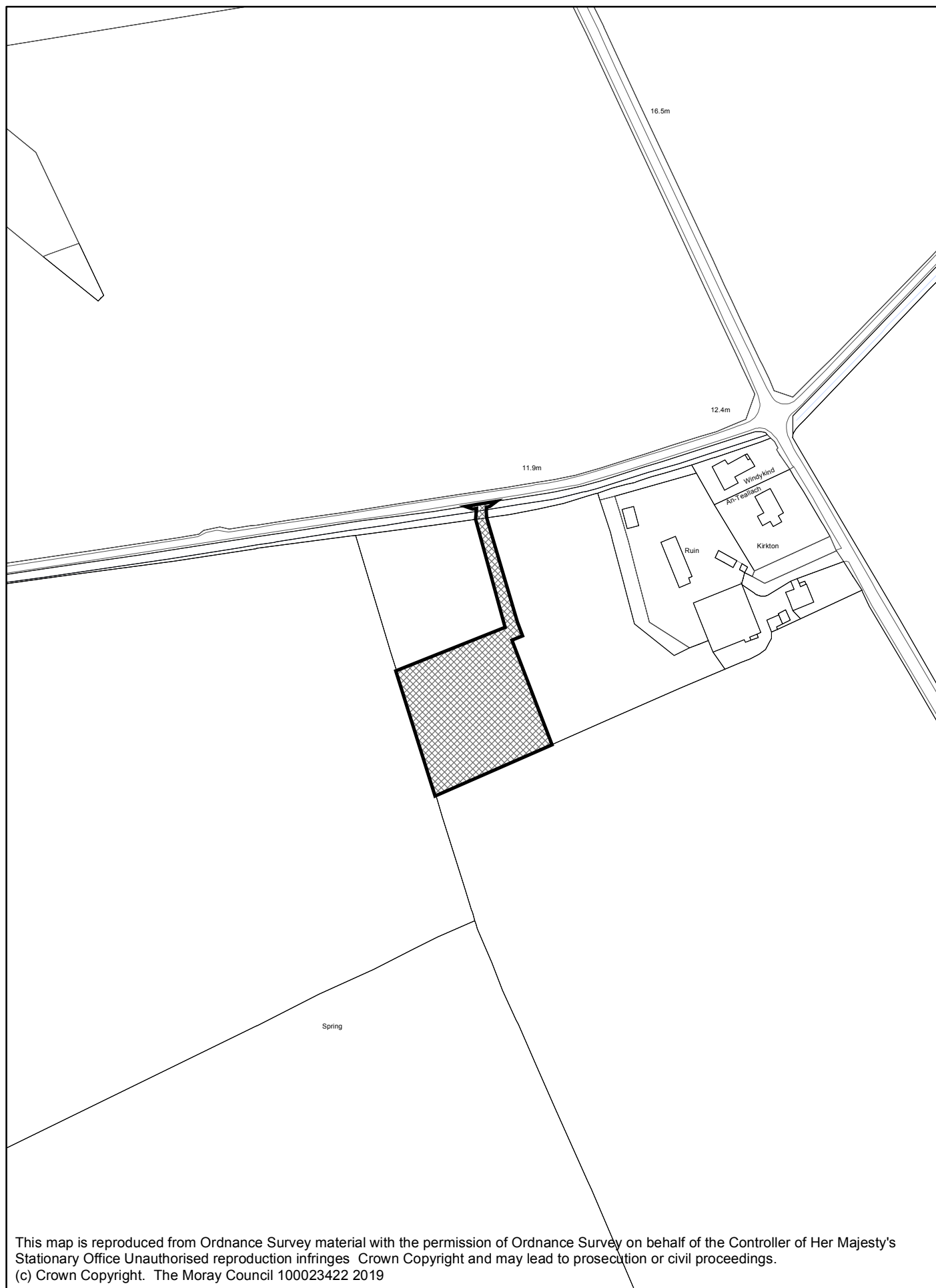
The Notice of the Review, Grounds for Review and any supporting documents submitted by the Applicant are attached as **Appendix 2**.

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





# Location plan for Planning Application Reference Number : 18/00862/APP









# **APPENDIX 1**

## **DOCUMENTS CONSIDERED OR PREPARED BY THE APPOINTED OFFICER**





The Moray Council Council Office High Street Elgin IV30 1BX Tel: 01343 563 501 Fax: 01343 563 263 Email: [development.control@moray.gov.uk](mailto: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 100125446-001

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)

Erect dwellinghouse on Site At Kirkton, Alves

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) \*

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:	Grant and Geoghegan Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Neil	Building Name:	Unit 4 Westerton Road Business
Last Name: *	Grant	Building Number:	
Telephone Number: *	07769744332	Address 1 (Street): *	4 Westerton Road South
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	KEITH
Fax Number:		Country: *	United Kingdom
		Postcode: *	AB55 5FH
Email Address: *	neil@ggmail.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	per grant and geoghegan
First Name: *	Douglas	Building Number:	
Last Name: *	Fraser	Address 1 (Street): *	unit 4 Westerton Road Business
Company/Organisation	grant and geoghegan	Address 2:	4 Westerton Road South
Telephone Number: *	01343556644	Town/City: *	KEITH
Extension Number:		Country: *	Moray
Mobile Number:		Postcode: *	AB55 5FH
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

863495

Easting

313098

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

3936.00

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)

Undeveloped land

## 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? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input style="width: 100%;" type="text" value="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)? *	<input style="width: 100%;" type="text" value="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).	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
<input type="checkbox"/> Yes – connecting to public drainage network <input checked="" type="checkbox"/> No – proposing to make private drainage arrangements <input type="checkbox"/> 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? *	
<input checked="" type="checkbox"/> New/Altered septic tank. <input type="checkbox"/> Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed). <input type="checkbox"/> Other private drainage arrangement (such as chemical toilets or composting toilets).	
What private arrangements are you proposing for the New/Altered septic tank? *	
<input checked="" type="checkbox"/> Discharge to land via soakaway. <input type="checkbox"/> Discharge to watercourse(s) (including partial soakaway). <input type="checkbox"/> Discharge to coastal waters.	
Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *	
New septic tank to soakaway	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note:-  Please include details of SUDS arrangements on your plans  Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	

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

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

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

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

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

## Waste Storage and Collection

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

☒ Yes ☐ No

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

To Local Authority requirements

## Residential Units Including Conversion

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

☒ Yes ☐ No

How many units do you propose in total? \*

1

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

## All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

## Schedule 3 Development

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

☐ Yes ☒ No ☐ Don't Know

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

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

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \* ☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) 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? \* ☒ Yes ☐ No

Is any of the land part of an agricultural holding? \* ☒ Yes ☐ No

Do you have any agricultural tenants? \* ☐ Yes ☒ No

## Certificate Required

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: Neil Grant

On behalf of: Mr Douglas Fraser

Date: 21/06/2018

☒ 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. *                                                | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *                                                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *                                                                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan                                                  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *                                                                      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.

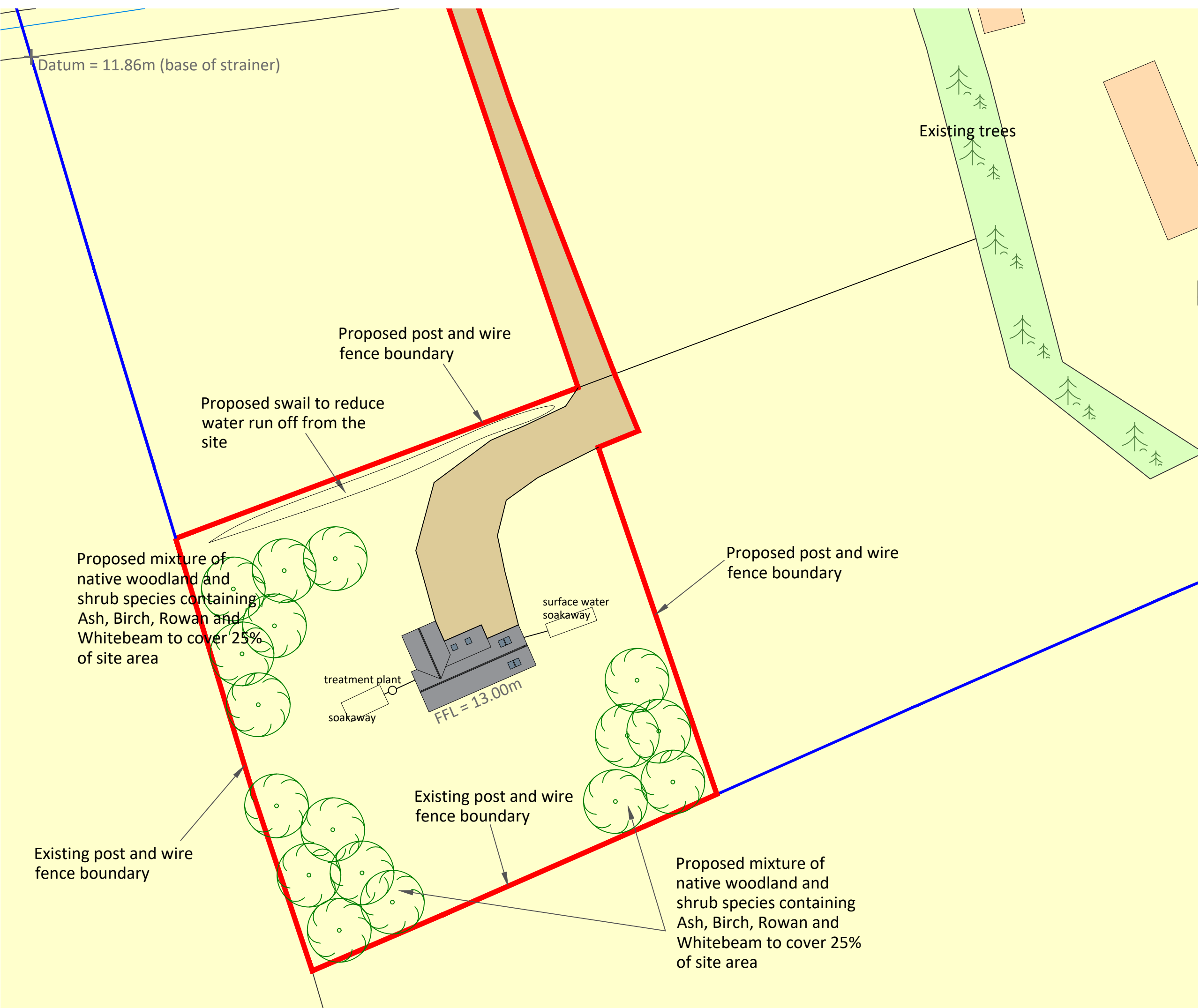
Declaration Name: Mr Neil Grant

Declaration Date: 21/06/2018

## Payment Details

Cheque: 1, 1

Created: 21/06/2018 09:05

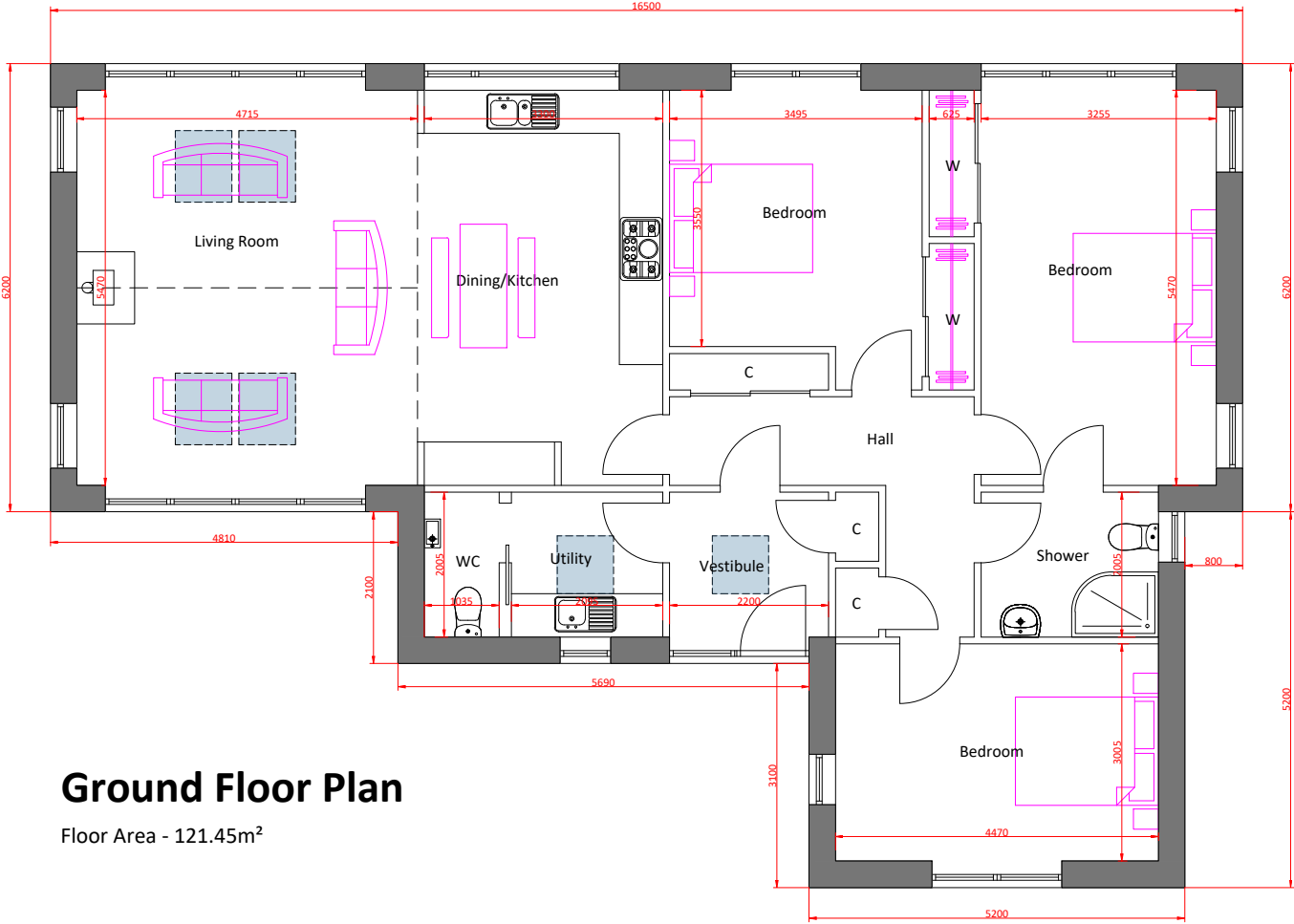


grant and  
geoghegan

planning, development and  
architectural consultants

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





**Ground Floor Plan**  
Floor Area - 121.45m<sup>2</sup>

grant and  
geoghegan

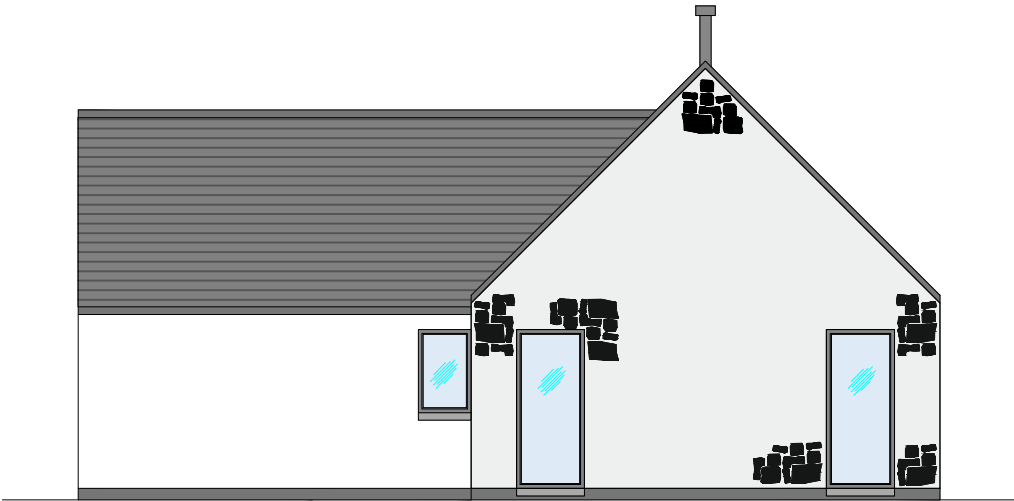
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architectural consultants

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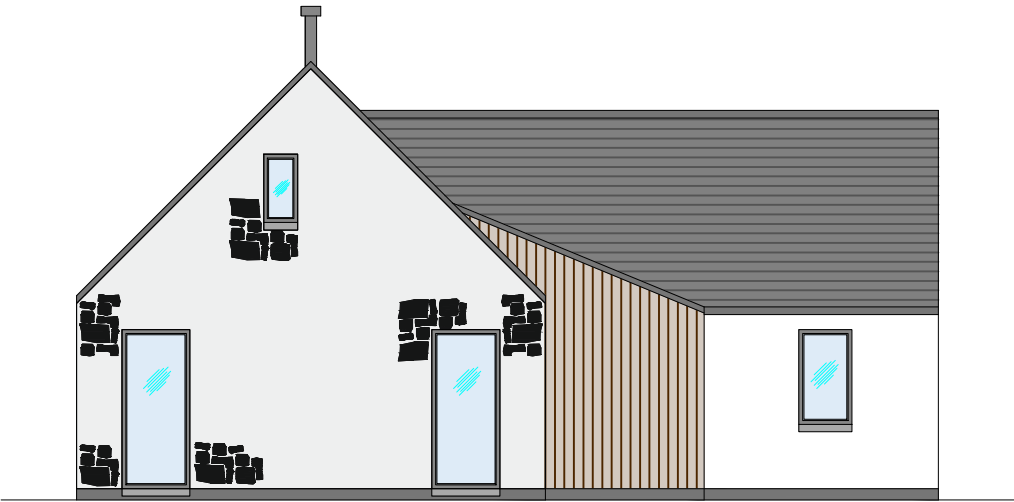
Front Elevation (North)



Side Elevation (West)



Rear Elevation (South)



Side Elevation (East)

External Finishes

Walls  
Smooth K-Rend White Render  
Larch Cladding  
Natural Stone

Roof  
Natural Slate

Windows  
Grey UPVC

grant and  
geoghegan

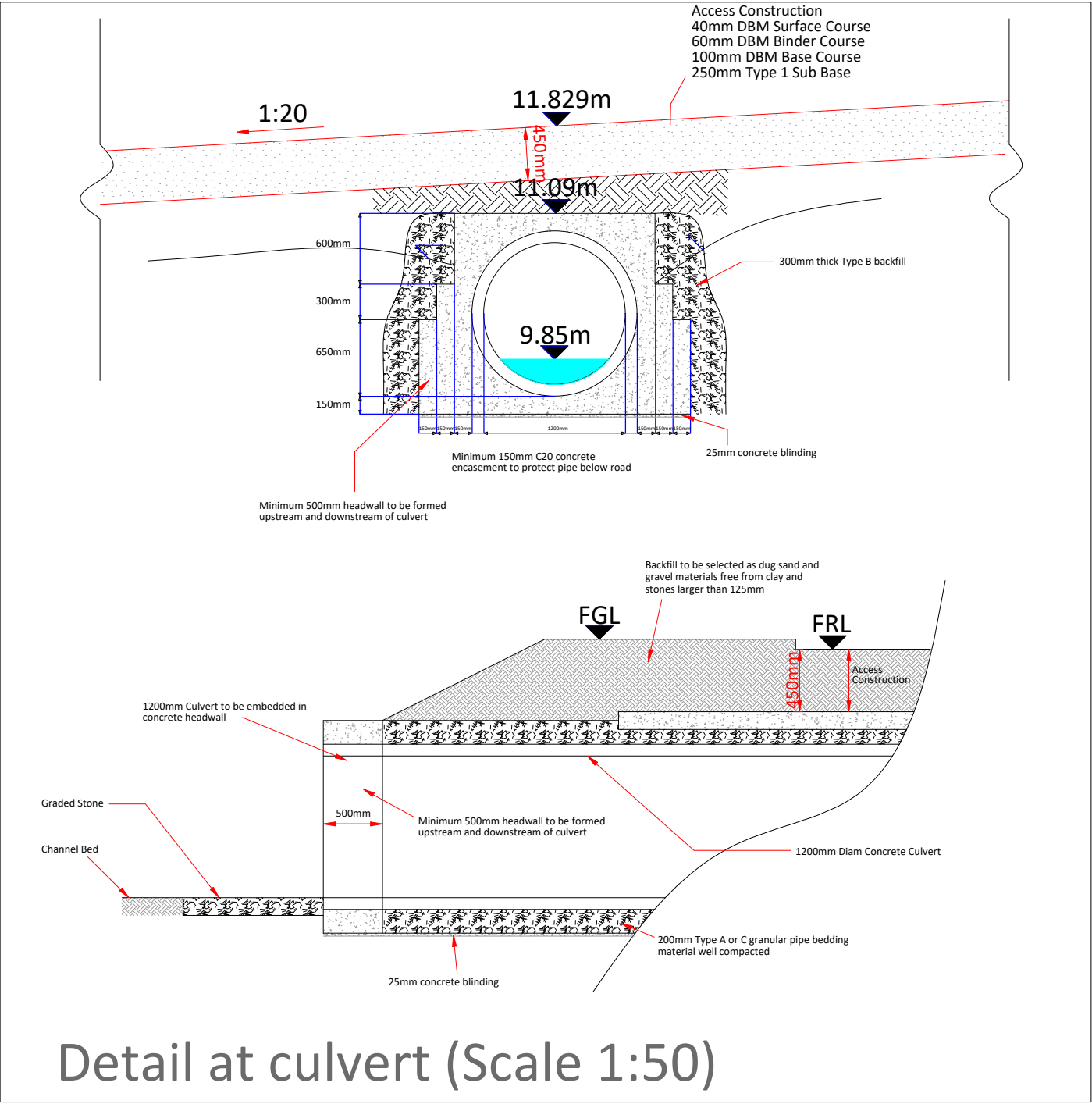
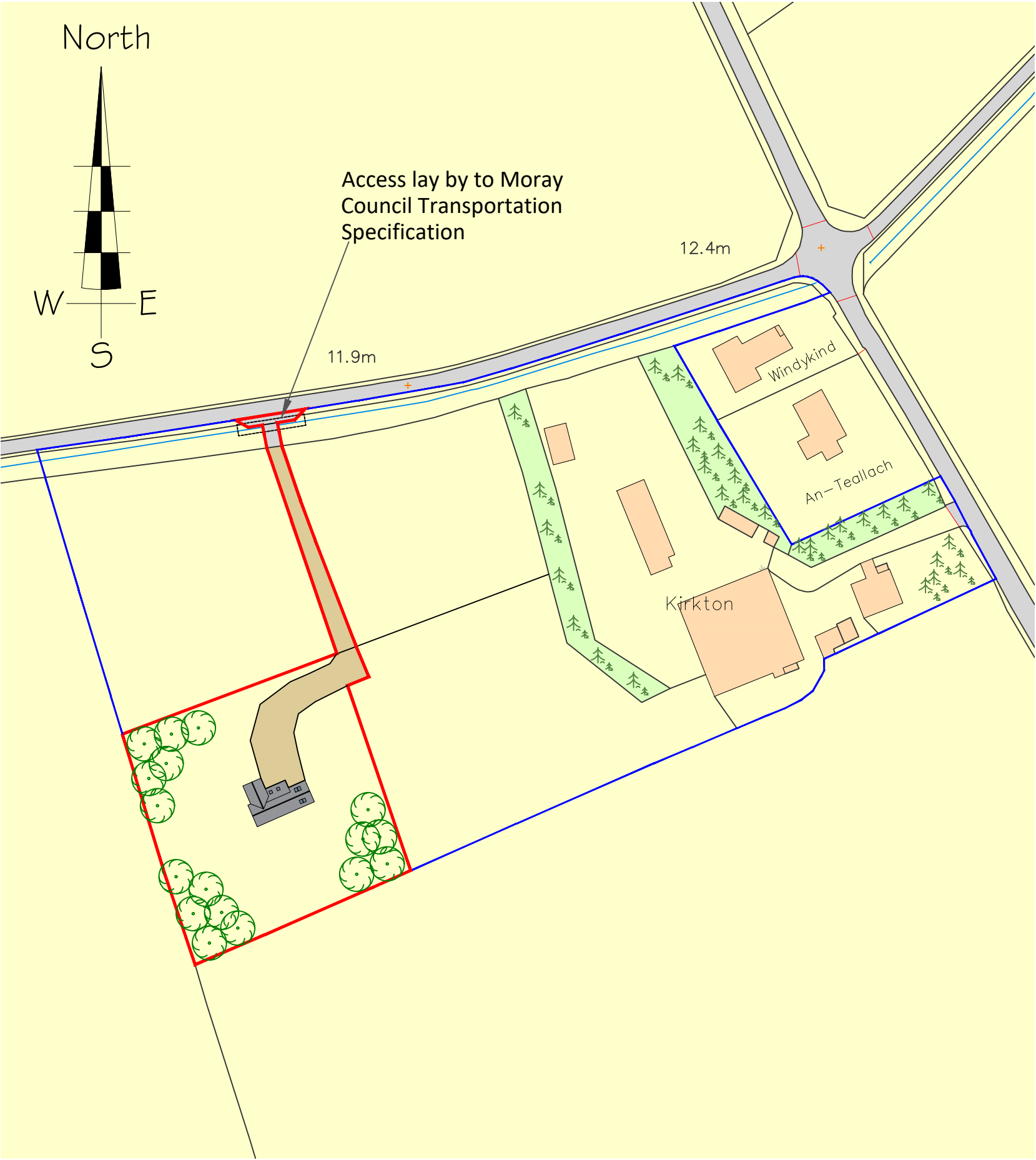
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architectural consultants

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E:enquiries@ggmail.co.uk





# Site at Kirkton, Alves

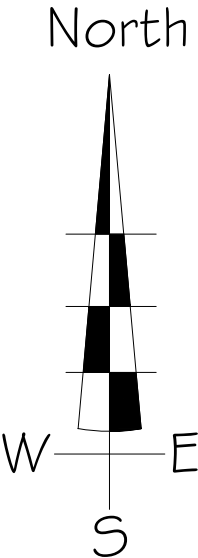
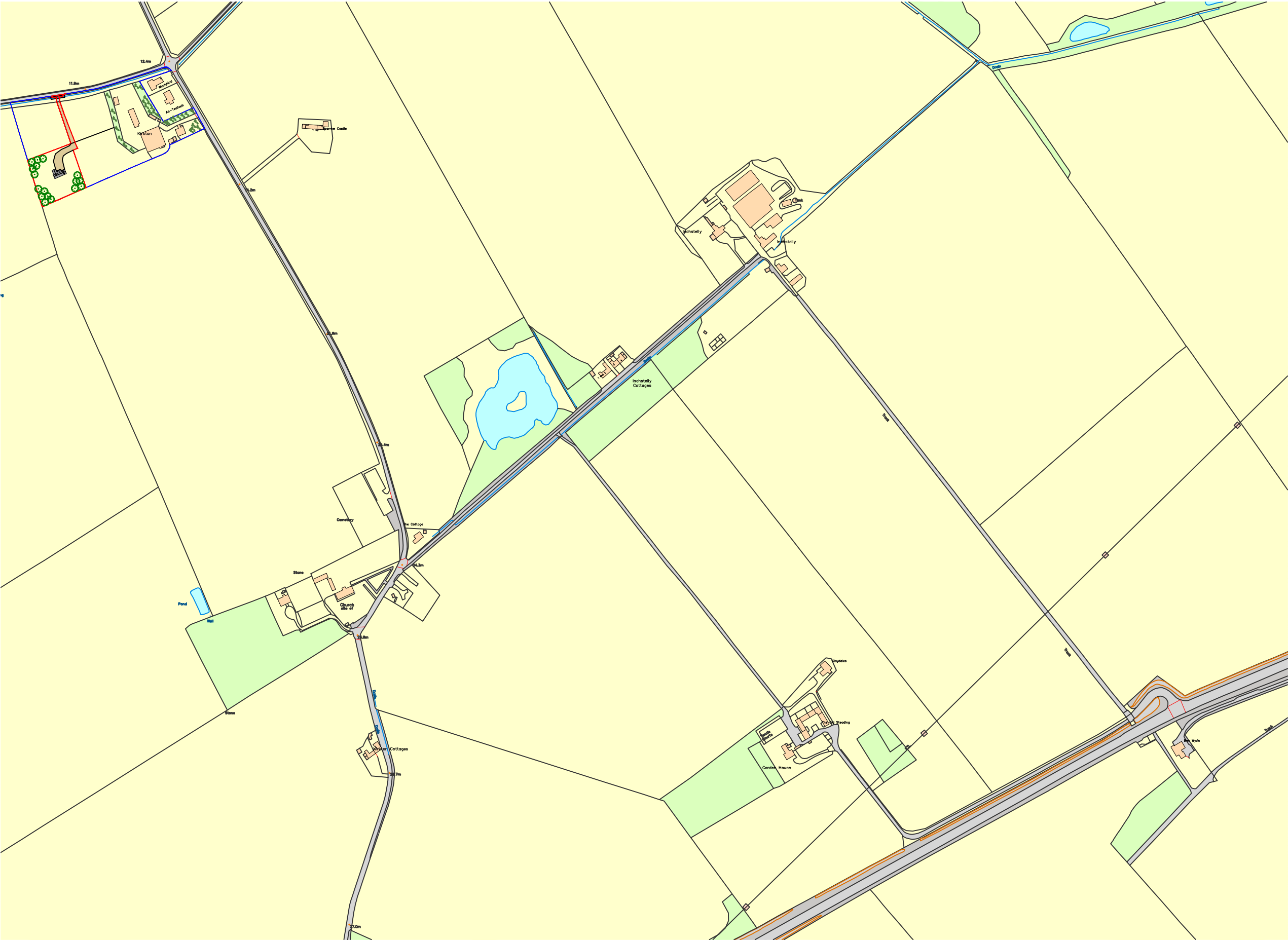


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architectural consultants

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



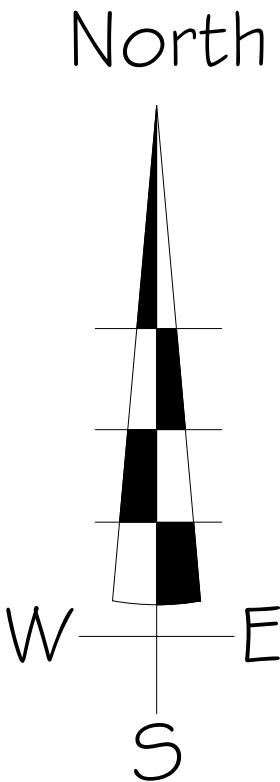


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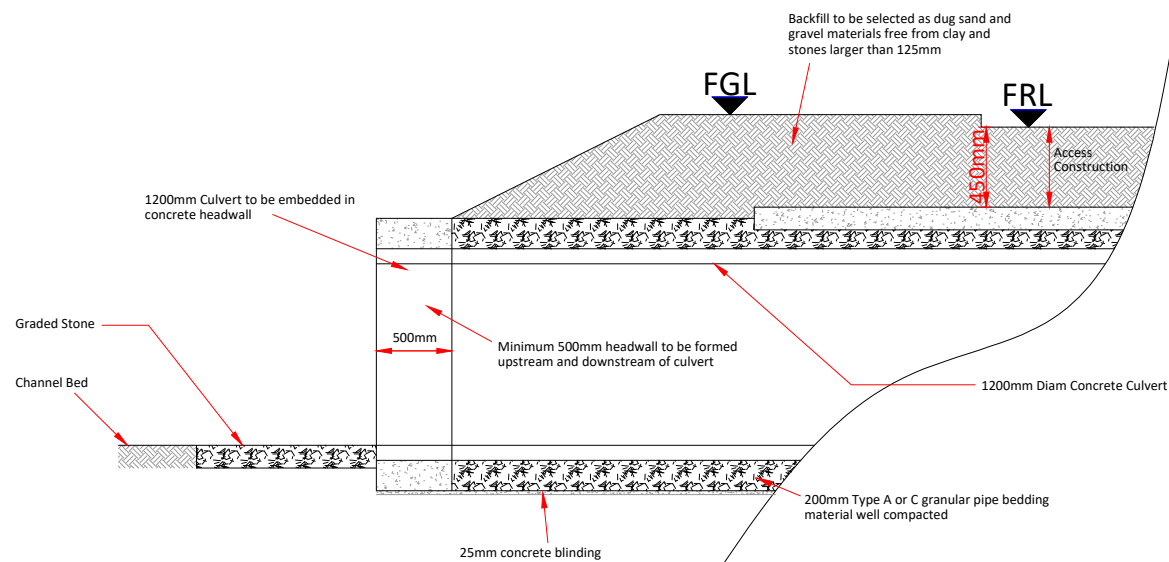
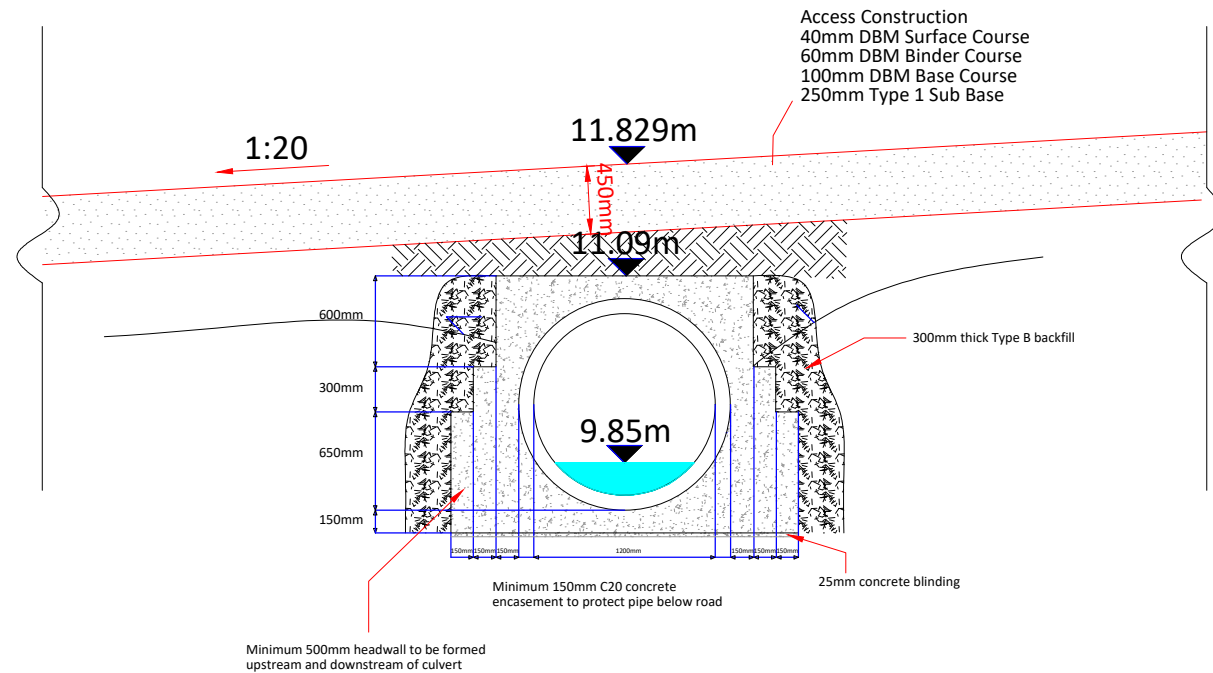


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geoghegan

planning, development and  
architectural consultants

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





Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

**gmcsurveys**  
Surveys, Setting Out, Civil Engineering Design  
T: 07557 431 702  
E: gmcsurveys@gmail.com

CLIENT:  
**Mr D Frser**  
C/o Grant and Geoghegan  
4 Westerton Road South  
Keith

SITE:  
**Kirkton  
Alves**

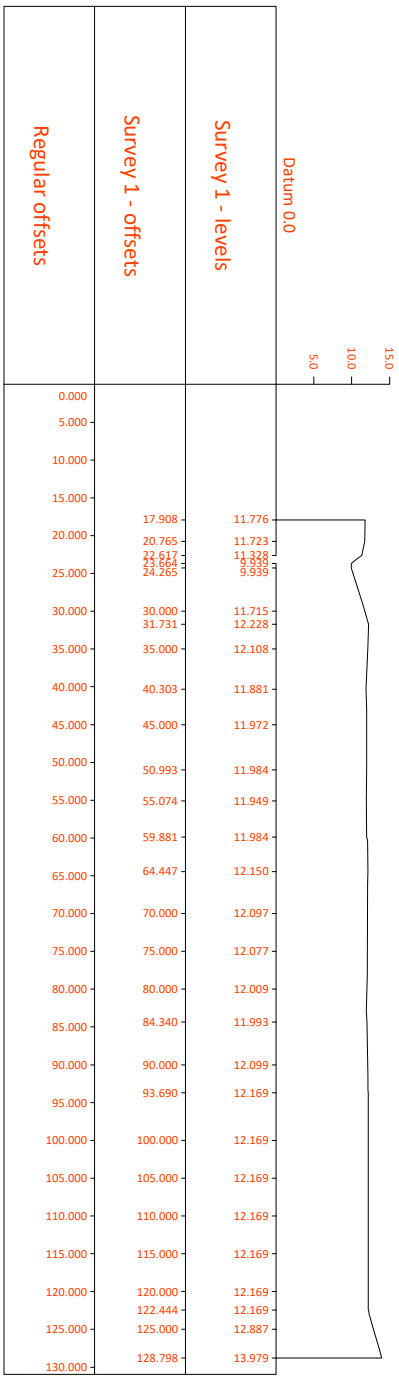
TITLE:  
**Proposed Culvert Details**

SCALE AT A3: <b>1:50</b>	DATE: <b>DEC16</b>	DRAWN: <b>GM</b>	CHECKED:
PROJECT NO: <b>KT01</b>	DRAWING NO: <b>901</b>	REVISION:	

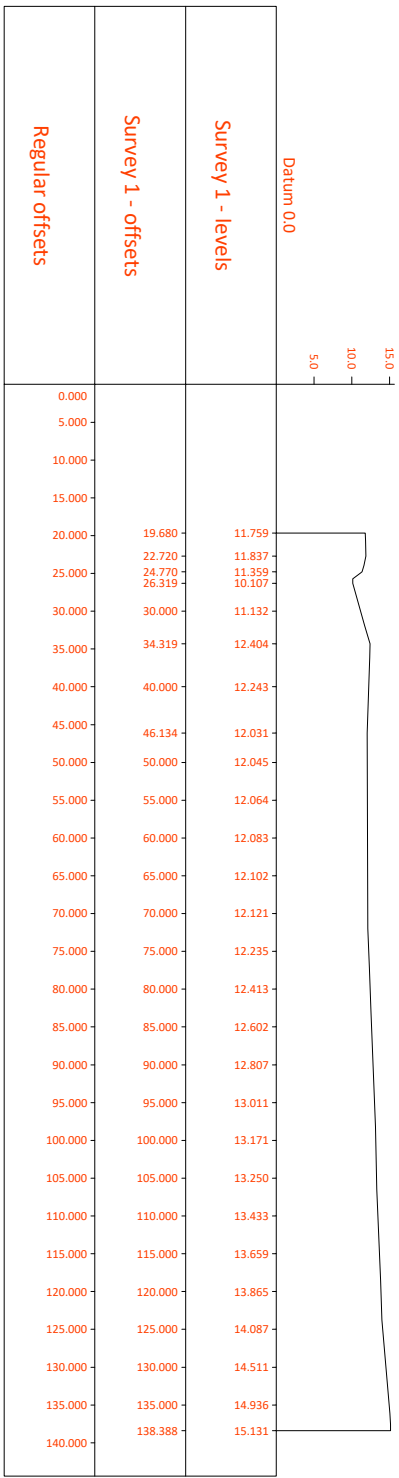




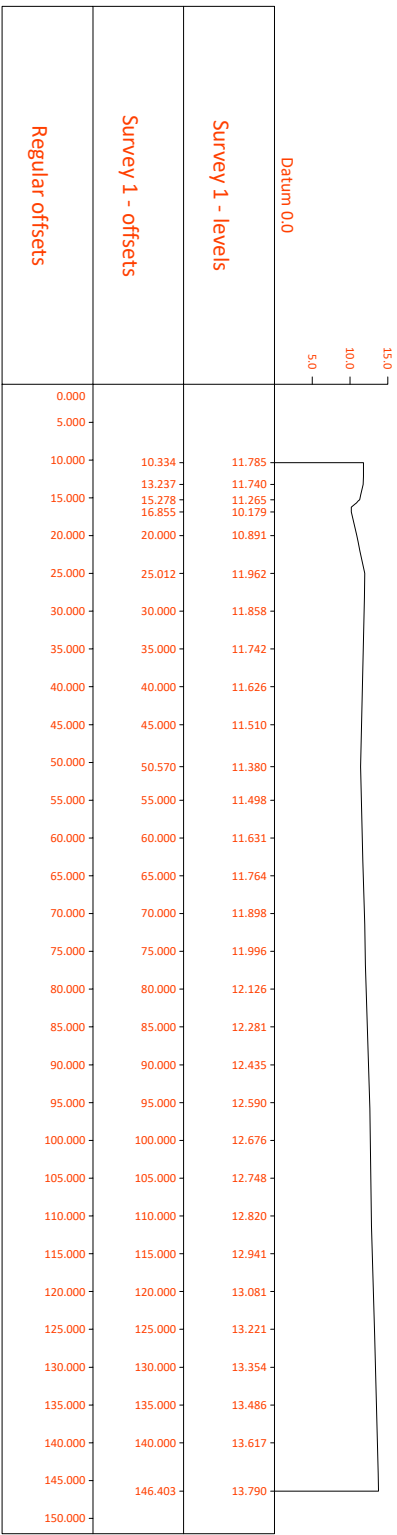
Notes:



## Section A - A Upstream



## Section B - B Site



## Section A - A Downstream

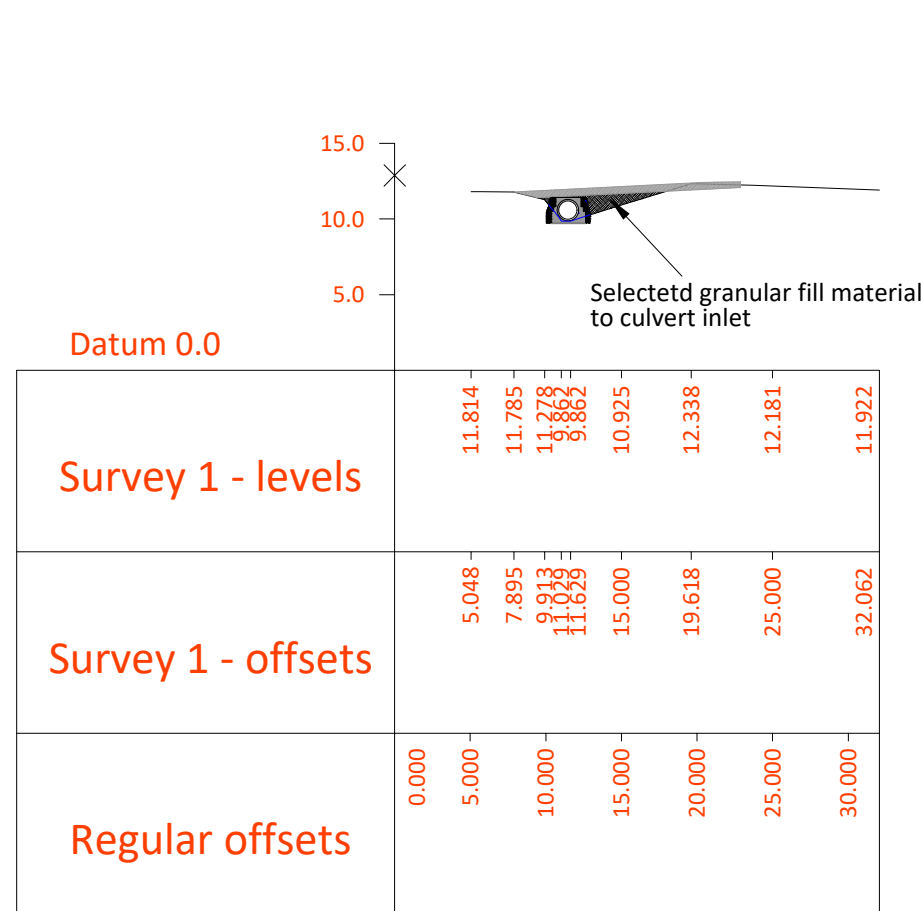
REV:	DISCREPANCY:	BY:	DATE:
STATUS			

**gmcsurveys**  
Surveys, Setting Out, Civil Engineering Design  
T: 07557 431 702  
E: [gmcsurveys@gmail.com](mailto:gmcsurveys@gmail.com)

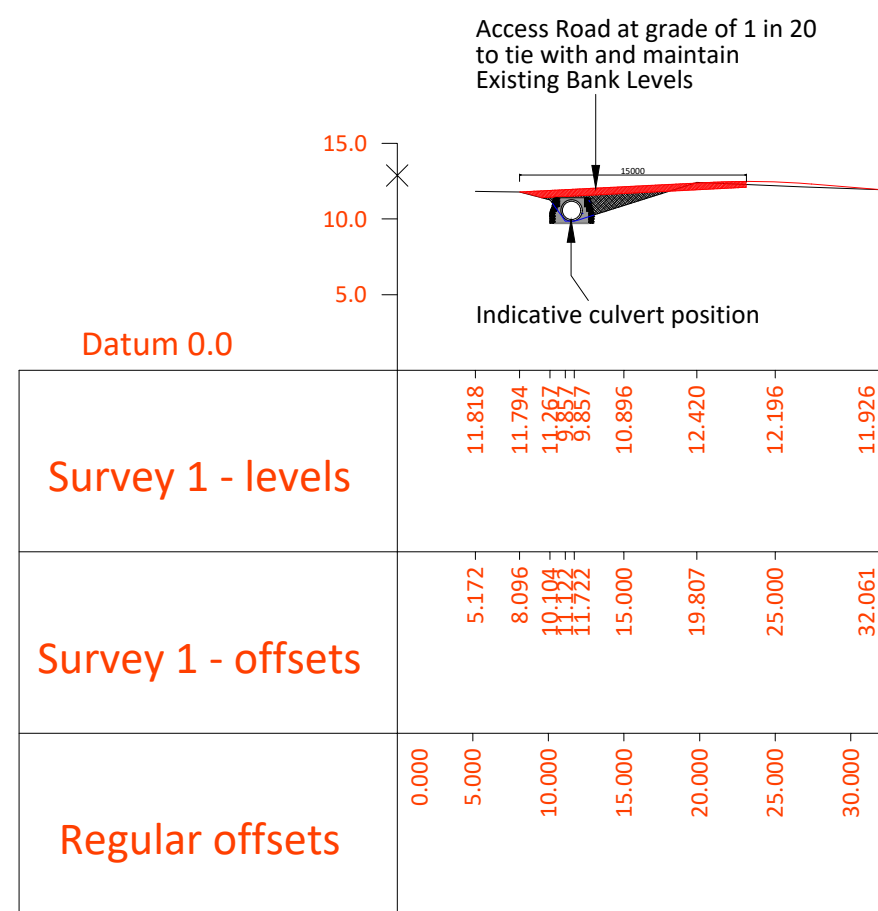
CLIENT:  
**Mr D Fiser**  
**C/o Grant and Geoghagan**  
**4 Westerton Road South**  
**Keith**

SITE:		Kirkton Alives	
TITLE:			
Site Sections			
SCALE A3:	DATE:	DRAWN:	CHECKED:
PROJECT NO:	DEC16	GM	
DRAWING NO:	906		REVISION:
KT01			

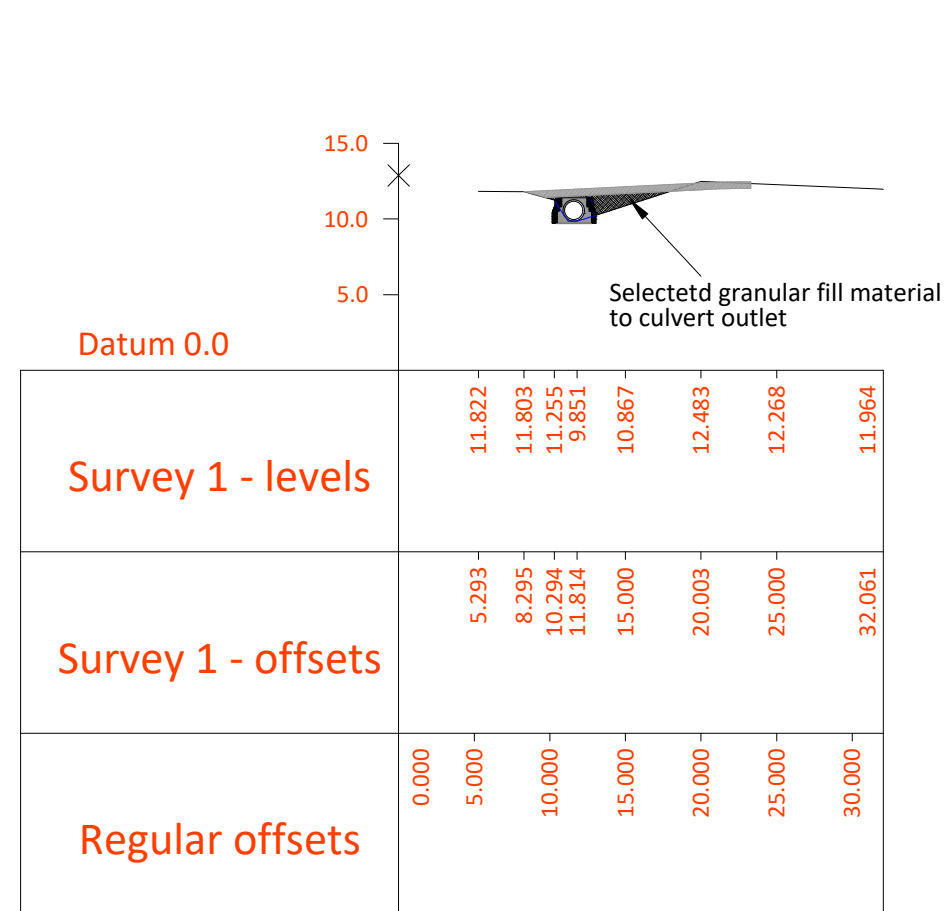




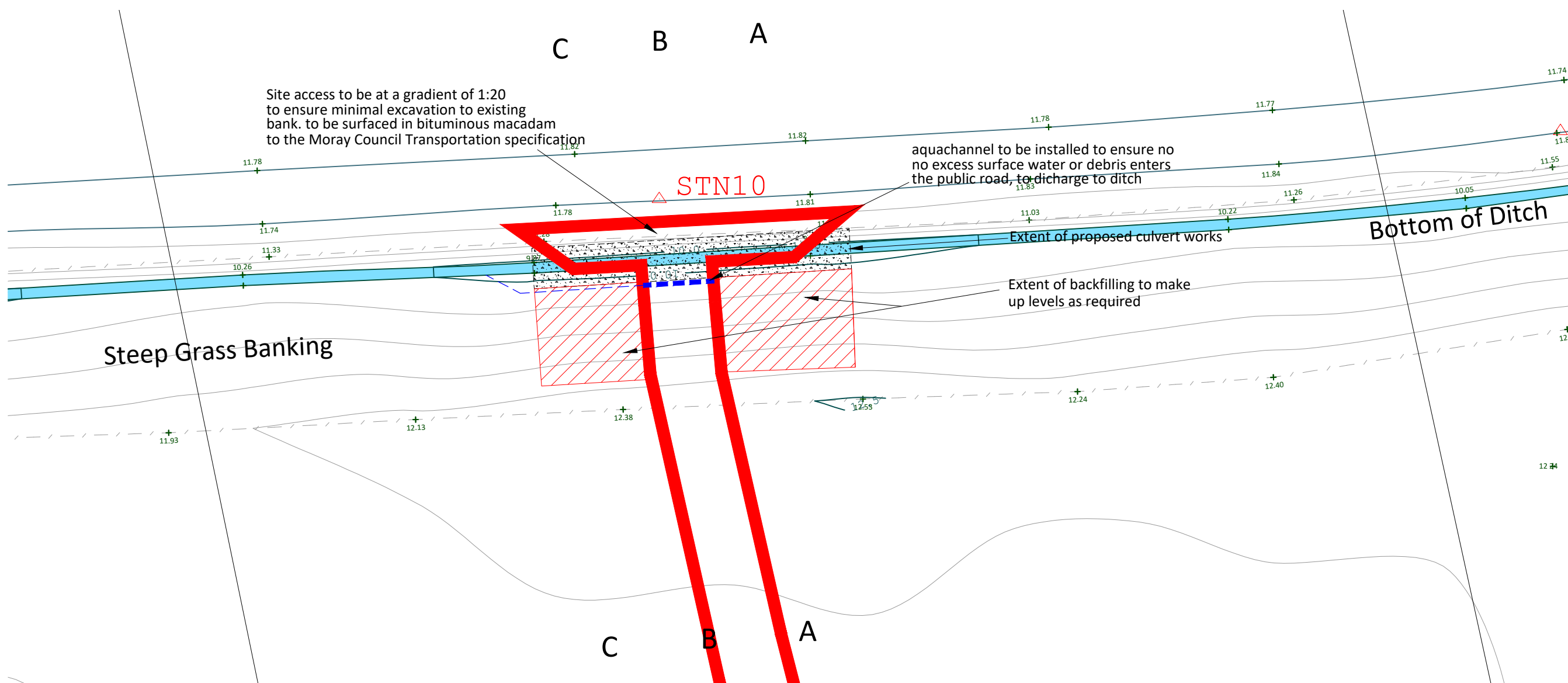
Section A - A



Section B - B



Section C - C



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

**gmcsurveys**  
Surveys, Setting Out, Civil Engineering Design  
T: 07557 431 702  
E: gmcsurveys@gmail.com

CLIENT:  
**Mr D Frser**  
C/o Grant and Geoghegan  
4 Westerton Road South  
Keith

SITE: <b>Kirkton Alves</b>			
TITLE: <b>Access and Culvert Works</b>			
SCALE AT A3: <b>1:50</b>	DATE: <b>DEC16</b>	DRAWN: <b>GM</b>	CHECKED:
PROJECT NO: <b>KT01</b>	DRAWING NO: <b>902</b>	REVISION:	





Notes:

REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

**gmcsurveys**  
Surveys, Setting Out, Civil Engineering Design  
T: 07557 431 702  
E: gmcsurveys@gmail.com

CLIENT:  
**Mr D Frser**  
**C/o Grant and Geoghegan**  
**4 Westerton Road South**  
**Keith**

SITE:  
**Kirkton**  
**Alves**  
TITLE:  
**Site Section Location**

SCALE AT AS: <b>1:1000</b>	DATE: <b>DEC17</b>	DRAWN: <b>GM</b>	CHECKED:
PROJECT NO: <b>KT01</b>	DRAWING NO: <b>905</b>	REVISION:	



Hi Joe

The plan looks acceptable, there are no dimensions shown which is not great but the distance of the surface water soakaway from the building looks sufficient. This will be checked as part of the building control process so I am not concerned. With regard to the foul drainage this is not something we would normally comment on and the developer should contact SEPA about this. As James has already checked the DIA and is happy with it, I do not consider it necessary to go through this again.

Kind regards  
Debbie

**Debbie Halliday BSc MSc CEng MICE | Consultancy Manager | Consultancy**

[deborah.halliday@moray.gov.uk](mailto:deborah.halliday@moray.gov.uk) | [website](#) | [facebook](#) | [twitter](#) | [newsdesk](#)

01343 563770



Working Pattern Monday to Thursday





# **Consultee Comments for Planning Application 18/00862/APP**

## **Application Summary**

Application Number: 18/00862/APP

Address: Site At Kirkton Cottage Alves Moray

Proposal: Erect dwellinghouse on

Case Officer: Joe Taylor

## **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**

Approved unconditionally.

Adrian Muscutt

CLO



# Consultation Request Notification

Planning Authority Name	<b>The Moray Council</b>
Response Date	<b>1st August 2018</b>
Planning Authority Reference	<b>18/00862/APP</b>
Nature of Proposal (Description)	<b>Erect dwellinghouse on</b>
Site	<b>Site At Kirkton Cottage Alves Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133071765</b>
Proposal Location Easting	<b>313114</b>
Proposal Location Northing	<b>863526</b>
Area of application site (Ha)	<b>3936 m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=PAPNF3BGMBK00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=PAPNF3BGMBK00</a>
Previous Application	<b>02/01773/PE</b>
Date of Consultation	<b>18th July 2018</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Douglas Fraser</b>
Applicant Organisation Name	
Applicant Address	<b>Per Agent</b>
Agent Name	<b>Grant And Geoghegan Limited</b>
Agent Organisation Name	
Agent Address	<b>Unit 4 Westerton Road Business Centre 4 Westerton Road South Keith AB55 5FH</b>
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Joe Taylor</b>
Case Officer Phone number	<b>01343 563082</b>
Case Officer email address	<b>joe.taylor@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

## NOTE:

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

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

Please respond using the attached form:-

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Aberdeenshire Council Archaeology Service

**Planning Application Ref. No:** 18/00862/APP

**Erect dwellinghouse on Site At Kirkton Cottage Alves Moray for Mr Douglas Fraser**

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 checked="" 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"/>

#### Reason(s) for objection

None

#### Condition(s)

The proposed development site lies partly within the archaeology site NJ16SW0050, an area of cropmarks indicating likely prehistoric activity, and in close proximity to the archaeology site NJ16SW0051, another area of cropmarks indicating probable settlement activity (again, likely prehistoric in date).

I would ask that the following condition is applied should the application be minded for approval due to the potential for previously unrecorded archaeology to survive in this area:

#### ***Programme of archaeological works***

*No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning authority. The PERD shall be carried out in complete accordance with the approved details.*

***Reason: To safeguard and record the archaeological potential of the area.***

This should be undertaken as an archaeological watching brief over **all** groundbreaking works, including (but not limited to) the footprint of the building, access track, services etc.

I would also ask that the following are added as informatives to the decision notice should the application be minded for approval:

***Works by archaeological organisation***

*Any archaeological survey, watching brief or archaeological works required by a condition attached to this planning permission must be undertaken by a suitably qualified archaeological organisation.*

***Development Brief***

*A written specification prepared by the Aberdeenshire Council Archaeology Service for the applicant outlining the nature of the specific archaeological work required under the archaeological planning condition, and which includes information on the archaeological background of the development site. This document can be used by the applicant in the tendering process, and should be used by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor to inform the Written Scheme of Investigation.*

***Written Scheme of Investigation (WSI)***

*A written specification produced by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor on behalf of the applicant which outlines in detail the proposed scheme of archaeological investigation. It should detail what archaeological works will be carried out and how; how any encountered archaeological remains will be dealt with; how any updates to the WSI will be provided; the reporting process; and the potential for post-excavation requirement. The WSI must be submitted to the planning authority for approval before being implemented. The contents of the WSI must conform to the relevant national and CIfA standards and guidance.*

***Post-Excavation Research Design (PERD)***

*A written specification for the post-excavation analysis of artefacts and samples recovery during the excavation phase or archaeological works, prepared by the appointed Chartered Institute for Archaeologists (CIfA) member archaeological contractor on behalf of the applicant. This should include a project design for the post-excavation work, a costed assessment for this work, and costed proposals for the publication of results. The PERD must be submitted to the planning authority for approval. Once the PERD has been agreed, written confirmation must be provided to the planning authority demonstrating that an agreement is in place between the applicant and the appointed CIfA member archaeological contractor, committing the applicant to fund the post-excavation work and for said work to be completed by an agreed date.*

***Securing post excavation research design***

*When any post excavation research design is required through the implementation of a programme of archaeological works, the analysis, publication and dissemination of results*

*and archive deposition requires to be agreed and secured between the developer of the site and the archaeological contractor undertaking the archaeological works on the site before it will be agreed in writing by the planning authority.*

**Further comment(s) to be passed to applicant**

**Further information required to consider the application**

**Contact: Claire Herbert**  
**email address:**  
[archaeology@aberdeenshire.gov.uk](mailto:archaeology@aberdeenshire.gov.uk)  
**Consultee: Archaeology service**

**Date...20/07/2018.....**  
**Phone No ...01467 537717**

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
---------------------------	-------------------------------------------

Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.





# **Consultee Comments for Planning Application 18/00862/APP**

## **Application Summary**

Application Number: 18/00862/APP

Address: Site At Kirkton Cottage Alves Moray

Proposal: Erect dwellinghouse on

Case Officer: Joe Taylor

## **Consultee Details**

Name: Mr EH Consultations

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

Email: ehplanning.consultations@moray.gov.uk

On Behalf Of: Environmental Health C12

## **Comments**

Approved unconditionally.

Russell Anderson

EHO



19<sup>th</sup> July 2018

Moray Council  
Council Office High Street  
Elgin  
IV30 9BX



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

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

Dear Local Planner

**IV30 Alves Kirkton Cottage Site At**  
**PLANNING APPLICATION NUMBER: 18/00862/APP**  
**OUR REFERENCE: 763964**  
**PROPOSAL: Erect dwellinghouse**

**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](http://www.scottishwater.co.uk/business/connections/connecting-your-property/new-development-process-and-applications-forms/pre-development-application)

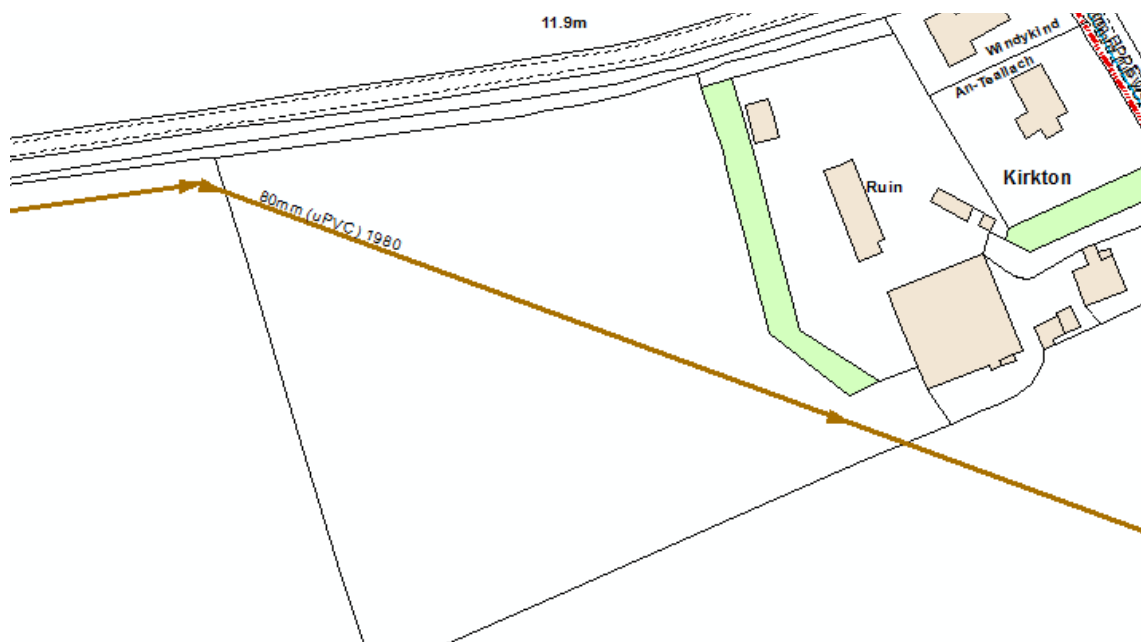
#### **Foul**

- 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 within 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. I can confirm that I have made our Asset Impact Team aware of this proposed development however the applicant will be required to contact them directly at [service.relocation@scottishwater.co.uk](mailto: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.

### **Surface Water**

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally 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 from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, 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](mailto:sw@sisplan.co.uk)**

**[www.sisplan.co.uk](http://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](http://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](mailto: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](http://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](mailto:planningconsultations@scottishwater.co.uk)

Yours sincerely

**Angela Allison**

Angela.Allison@scottishwater.co.uk





Our ref: PCS/160290  
Your ref: 18/00862/APP

If telephoning ask for:  
Jessica Fraser

27 July 2018

Joe Taylor  
The Moray Council  
Development Services  
Environmental Services Dept.  
Council Office, High Street  
Elgin  
IV30 1BX

By email only to: [consultation.planning@moray.gov.uk](mailto:consultation.planning@moray.gov.uk)

Dear Mr Taylor

**Town and Country Planning (Scotland) Acts**  
**Planning application: 18/00862/APP**  
**Erect dwellinghouse on**  
**Site At Kirkton Cottage Alves Moray**

Thank you for your consultation email which SEPA received on 18 July 2018 specifically requesting our advice on flood risk. We note that we responded to an application on the adjacent site (your ref: 17/01578/APP) within our letters referenced PCS/156346 (7 December 2017) and PCS/156887 (22 January 2018).

We have **no objection** to the proposed development on fluvial flood risk grounds. Notwithstanding this we would expect Moray Council to undertake their responsibilities as the Flood Risk Management Authority. Please note the advice provided below.

**1. Flood risk**

- 1.1 The application site lies adjacent to the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Maps and may therefore be at medium to high risk of flooding. ((For background information please note that the [SEPA Flood Maps](#) have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km<sup>2</sup> using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess flood risk at the community level and to support planning policy and flood risk management in Scotland).
- 1.2 We recently provided comments on an application for the neighbouring site (PCS/156887) where, following the submission of additional topographic information and a culvert assessment, we were able to remove our objection. It appears that much of the same

information has been provided in support of this application. We are not aware of any new flood risk information that would suggest that the risk to the site has changed, or that the information previously submitted is no longer appropriate.

- 1.3 The sections show that the site is at a higher elevation than the banks of the small water course, and that the opposite bank is lower. Therefore any out of bank flow is likely to preferentially flow away from the site first. Based on the information provided, we have **no objection** on fluvial flood risk grounds.
- 1.4 As we stated in our response for the neighbouring application, we understand that the existing Moray Council road culvert upstream of the site is under capacity and this may indirectly benefit the site if it has the effect of holding back water upstream. Some details of the proposed culvert have been provided, however it is not clear what the capacity of the culvert is. If the existing upstream culvert is under capacity, then it is likely that the flow in the channel would be limited. We note the condition applied to the neighbouring site regarding the access crossing, and would advise that the culvert assessment is used to inform the design and capacity of the new access culvert for the site.

## **2. Other planning matters**

- 2.1 For all other matters we provide [standing advice](#) applicable to this type of local development.

## **3. Regulatory advice for the applicant**

- 3.1 Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs). There are three levels of authorisation: General Binding Rules, registration and licences. The applicant should ensure that the correct authorisation is in place prior to works taking place.
- 3.2 As well as being designed to ensure no impacts on flood risk, the culvert should follow good practice as set out in [River crossings guidance](#). For example, the invert should be sunk below the bed of the watercourse to allow for bed continuity.
- 3.3 Discharges to ground or the water environment also require authorisation from SEPA under CAR.
- 3.4 A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:
  - is more than 4 hectares,
  - is in excess of 5km, or
  - includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25°

See SEPA's [Sector Specific Guidance: Construction Sites \(WAT-SG-75\)](#) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office.

- 3.5 Below these thresholds you will need to comply with [CAR General Binding Rule 10](#) which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment.
- 3.6 Details of regulatory requirements and good practice advice for the applicant can be found on the [Regulations section](#) of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory services team in your local SEPA office at: 28 Perimeter Road, Pinefield, Elgin IV30 6AF Tel: 01343 547663.

If you have any queries relating to this letter, please contact me by telephone on 01224 266698 or e-mail at [planning.aberdeen@sepa.org.uk](mailto:planning.aberdeen@sepa.org.uk).

Yours sincerely

Jessica Fraser  
Planning Officer  
Planning Service

ECopy to: [neil@ggmail.co.uk](mailto:neil@ggmail.co.uk) and [joe.taylor@moray.gov.uk](mailto:joe.taylor@moray.gov.uk)

*Disclaimer*

*This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).*



**From:** DeveloperObligations  
**Sent:** 30 Jul 2018 08:53:14 +0100  
**To:** Joe Taylor  
**Cc:** DC-General Enquiries  
**Subject:** 18/00862/APP Erect dwellinghouse on Site at Kirkton Cottage, Alves  
**Attachments:** 18-00862-APP Erect dwellinghouse on Site at Kirkton Cottage, Alves.pdf

Hi

Please find attached the developer obligations assessment that has been undertaken for the above planning application. A copy of the report has been sent to the agent.

Regards  
Hilda

Find us on   
[Moray Council Planning](#)

**Hilda Puskas**  
Developer Obligations Officer  
Development Plans  
[hilda.puskas@moray.gov.uk](mailto:hilda.puskas@moray.gov.uk)  
01343 563265

  
The logo for Moray Council, featuring the word 'moray' in a stylized, lowercase, serif font with a horizontal line through the middle, and the word 'council' in a smaller, lowercase, sans-serif font below it.



# Developer Obligations: ASSESSMENT REPORT



**MORAY**  
council

**Date:** 30/07/2018

**Reference:** 18/00862/APP

**Description:** Erect dwellinghouse on Site at Kirkton Cottage, Alves

**Applicant:** Mr Douglas Fraser

**Agent:** Grant and Geoghegan Limited

This assessment has been carried out by Moray Council. This assessment is carried out in relation to policy IMP3 Developer Obligations of the Moray Local Development Plan 2015 (LDP) and associated Supplementary Guidance (SG) on Developer Obligations which was adopted on 1 March 2018.

The LDP and SG can be found at

[http://www.moray.gov.uk/moray\\_standard/page\\_100443.html](http://www.moray.gov.uk/moray_standard/page_100443.html)

## Summary of Obligations

Primary Education	Nil
Secondary Education	Nil
Transport	Nil
Healthcare ( <i>Contribution towards extension at Forres Health Centre, 2 Additional Dental Chairs and reconfiguration to existing Pharmacy outlets</i> )	
Sports and Recreation ( <i>Contribution towards 3G pitch in Forres</i> )	
<b>Total Developer Obligations</b>	

## Breakdown of Calculation

Proposals are assessed on the basis of Standard Residential Unit Equivalents (SRUE) which is a 3-bedroomed residential unit. This application is considered to comprise of the following:

3 bed = 1 SRUE

This assessment is therefore based on 1 SRUE.

## Developer Obligations Discount for Small Scale Development

A discount of 80% will be applied to the contribution for single unit developments to reflect their small scale nature.



Moray Council **DEVELOPER OBLIGATIONS**



## INFRASTRUCTURE

### Education

#### Primary Education

Pupils generated by this development are zoned to Alves Primary School. The school is currently operating at 64% functional capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

**Contribution towards Primary Education = Nil**

#### Secondary Education

Pupils resident in Alves are zoned to Forres Academy. The school is currently operating at 72% capacity and the additional pupil as a result of this development can be accommodated. As a result, no mitigation is necessary.

**Contribution towards Secondary Education = Nil**

### Transport

The Moray Council Transportation Services has confirmed that no developer obligations will be sought for this proposal.

**Contributions towards Transport = Nil**

### Healthcare

Healthcare Facilities include General Medical Services (GMS), community pharmacies and dental practices. Scottish Health Planning Notes provide national guidance on standards and specification for healthcare facilities. The recommended number of patients is 1500 per

General Practitioner (GP) and floorspace requirement per GP is 271m<sup>2</sup>.

Healthcare infrastructure requirements have been calculated with NHS Grampian on the basis of national standards and specifications for healthcare facilities and estimating the likely number of new patients generated by the development (based on the average household size of 2.17 persons -Census 2011).

Forres Health Centre is the nearest GP Practice within which healthcare facilities can be accessed by the proposed development. NHS Grampian has confirmed that Forres Health Centre is working at design capacity and existing space will be required to be extended and that 2 Additional Dental Chairs and Reconfiguration to Existing Pharmacy Outlets will be required.

Contributions are calculated based on a proportional contribution of [REDACTED] per SRUE for the health centre and additional dental chairs each and [REDACTED] per SRUE for the pharmacy.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Contribution towards Healthcare= [REDACTED]**

### Sports and Recreational Facilities

*Sports and Recreation Facilities*





The nearest sports and recreational facilities that serve this development are located in Forres. The Moray Local Development Plan 2015 identifies a requirement for new developments to contribute towards additional capacity of sports and recreational facilities. As set out in the Review of Sport, Leisure and Recreational Provision in Moray (April 2014), current pitch provision in Forres falls below national standards in terms of both quantity and quality. The Review set out the preference is to provide synthetic grass pitches given the ever improving developments of synthetic turf technology, flexibility offered by the surface in terms of game size and capacity for repeated play without detrimental effect.

Moray's provision of synthetic grass pitches is 0.55 (5 x 3G pitches/90,000 population), which is significantly lower than the national average of 0.7 pitches per 10,000 population. Moray Council has agreed that the Council aim is to provide every secondary school with convenient/adjacent access to a 3G pitch given that sportscotland stipulates that pitches should be adjacent to schools. Therefore, contributions will be sought towards a 3G pitch in Forres on the following basis:

[REDACTED]

[REDACTED]

**Contribution for Sports and Recreation Facilities = [REDACTED]**





## TERMS OF ASSESSMENT

This assessment report is valid for a period of 6 months from the date of issue.

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

## PAYMENT OF CONTRIBUTIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment or by entering into a Section 75 agreement. The provision of an upfront payment will allow a planning consent to be issued promptly. However, where the amount of developer contributions are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. The payment of contributions may be tied into the completion of houses through a Section 75 Agreement or equivalent, to facilitate the delivery of development. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

## INDEXATION

Developer obligations towards Moray Council infrastructure are index linked to the General Building Cost Price Index (BCPI) as published by the Building Cost Information Service (BCIS) of the Royal Institute of Chartered Surveyors (RICS) from Q3, 2017 and obligations towards NHS Grampian infrastructure are index linked to All in Tender

Price Index (TPI) as published by the Royal Institute of Chartered Surveyors (RICS) from Q2, 2017.







## **REPORT OF HANDLING**

<b>Ref No:</b>	18/00862/APP	<b>Officer:</b>	Joe Taylor
<b>Proposal Description/ Address</b>	Erect dwellinghouse on Site At Kirkton Cottage Alves Moray		
<b>Date:</b>	1/11/18	<b>Typist Initials:</b>	FJA

### **RECOMMENDATION**

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

### **CONSULTATIONS**

<b>Consultee</b>	<b>Date Returned</b>	<b>Summary of Response</b>
Environmental Health Manager	25/07/18	No objection
Contaminated Land	19/07/18	No objection
Transportation Manager	30/07/18	No objection subject to conditions and informatives as recommended.
Scottish Water		No objection but this does not confirm that the development can be serviced. Further investigation may be required regarding water capacity. No public foul waste water infrastructure available, hence need to investigate private options and also discuss potential impact of development upon Scottish Water asset infrastructure located in proximity to the development.
Planning and Development Obligations	30/07/18	Obligations required towards healthcare facilities (extension at Forres Health Centre, 2 additional dental chairs and reconfiguration of existing pharmacy outlets) and sports and recreation (contribution towards 3G pitch in Forres).

Scottish Environment Protection Agency	27/07/18	No objection subject to informatives as recommended.
Aberdeenshire Council Archaeology Service	20/07/18	No objections subject to conditions and informatives as recommended (for written scheme of investigation). The proposed application lies within an identified archaeology site, an area of cropmarks indicating prehistoric settlement, hence high potential for buried archaeology to survive within the development site.
Moray Flood Risk Management	11/07/18	No objection. (Distance of surface water soakaway from building looks sufficient and will be checked as part of Building Standards submission).

DEVELOPMENT PLAN POLICY		
Policies	Dep	Any Comments (or refer to Observations below)
H7: New Housing in the Open Countryside	N	departure if approved
EP5: Sustainable Urban Drainage Systems	N	
EP10: Foul Drainage	N	
T2: Provision of Access	N	
T5: Parking Standards	N	
IMP1: Developer Requirements	N	departure if approved
IMP3: Developer Obligations	N	
PP1: Sustainable Economic Growth	N	departure if approved
EP2: Recycling Facilities	N	
EP7: Control of Develop in FloodRiskArea	N	
BE1: Sch Monuments and Nat Designations	N	

REPRESENTATIONS		
Representations Received		NO
Total number of representations received		
Names/Addresses of parties submitting representations		
Summary and Assessment of main issues raised by representations		
Issue:		
Comments (PO):		

## **OBSERVATIONS – ASSESSMENT OF PROPOSAL**

### **The Proposal**

This application seeks planning permission to erect a single-storey, approx. L-shaped, 3-bedroom house on land at Kirkton, Alves.

The external material finishes for the walls include white render (K-rend), larch cladding and natural stone, and a slate roof.

Together with a proposed connection to the public water supply, an on-site septic tank with soakaway and a separate on-site surface water soakaway are proposed.

Access to the site is taken from an access (to the north) onto the C5E East Grange - Spindle Muir Road. A culvert will be provided under the access road where the road crosses over an existing drainage ditch.

### **The Site**

Approx. square-shaped, 3936sq m, site. which forms the south western quadrant part of a relatively large agricultural field. To the west and south, the site is bounded by existing post and wire fencing, with a relatively flat, open, agricultural landform extending beyond. To the north, the proposed site boundary is currently undefined with the land beyond also forming part of the same field area and bounded along it's northern boundary by a ditch and the C5E road.

To the east, the boundary of the application site is undefined and the land beyond also forms part of the same field area but approx. 60m beyond, there is a line of conifers. Further beyond that conifer line is an existing dilapidated steading complex and other buildings, including residential property, are sited in proximity to Kirkton crossroads.

On the land immediately to the east, between the application site and the conifers, planning permissions have been granted for two dwellings, one lies to the north east of the site (17/01578/APP) with the C5E road and the line of conifers along it's northern and eastern boundaries respectively, whilst the other approved site, which lies immediately to the east of, and shares a boundary with, the current application site is bounded by the line of trees and post and wire fencing along it's eastern and southern boundaries respectively (application 18/00191/APP).

Both sites are comparable in site area and identical in their house design, appearance and material finishes to that proposed for this current application site. Both applications, along with this current application, will share the same access arrangement onto the C5E road and require provision of the proposed culvert.

### **Appraisal**

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. The main planning issues are considered below.

### **Policy PP1**

Primary Policy PP1 reflects Scottish Planning Policy and objectives of Moray Council in terms of sustainable economic growth, including proposals which, in the context of this application, contribute towards fostering high design standards provided the built and natural environment is safeguarded. Although the proposal may respect some of these principles, the location/siting characteristics associated with this proposal are however considered to be unacceptable and therefore, the proposal would not accord with this policy.

## **Siting and Design (H7, IMP1 + Supplementary Guidance: Housing in the Countryside)**

Policy H7 contains the location/siting and design criteria for assessing the acceptability of new build housing in the countryside. In terms of location/siting, this policy requires proposals to reflect the existing traditional pattern of settlement in the locality; be sensitively integrated and not obtrusive in the landscape; not detract from the character or setting of existing development; and not contribute to an unacceptable build-up of development that otherwise detracts from the rural character of the area. Policy H7 also requires that at least 50% of the boundaries are long established and capable of distinguishing the site from the surrounding landscape. Thereafter, the policy requires any development to be acceptable in design terms, including requirements for landscape planting to be provided within the site.

As a material consideration, the Council's Supplementary Guidance: 'Housing in the Countryside' provides advice on Policy H7. In terms of the cumulative build-up of housing within any locality, it states inter alia that "*A proposal that contributes to a build-up of development that is considered to undermine the rural character of the locality will not be acceptable ...*" [and] ... "*another dwelling may adversely impact on the distinctive rural qualities of the area ...*" [and] ... "*applications for houses in the corner of fields within a dispersed pattern of settlement may be considered to detrimentally alter the character of the locality ...*" (pages 13 and 14).

Policy IMP1 Developer Requirements requires new development proposals to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area.

### **Location/Siting**

This site is not located within any designated settlement or rural grouping (as defined in the MLDP 2015) nor is it located within any area where there has been a notable cumulative build-up of development.

As a house in the countryside and as noted, the proposal is located approx. 200m west of the Kirkton crossroads, and to the west of two approved house sites. Both permissions are extant but as yet no development has commenced at the time of this application (applications 17/01758/APP and 18/00191/APP refer). Both of these plots and this current application will share the same access and culvert arrangements onto the C5E road.

The current application site and the two approved house sites are separated by a line of conifer trees from an existing dilapidated steading complex and other buildings/property located further to the east towards Kirkton crossroads. This conifer line affords a boundary enclosure together with screening and backdrop to the two already approved plots, in particular when approaching the site from the west. The presence of this tree line (plus other buildings/structures beyond to the east) is a notable feature in supporting the approval of those two plots.

Unlike those plots, the current proposal is sited further away (approx. 60m distant) and does not benefit from proximity to the tree line for enclosure, screening or backdrop with or without the presence of the two properties (if and when built). Viewed from the north, for example, the site is approx. 0.16m below the level of the road and the surrounding landform in all directions is relatively flat, not undulating, agricultural land. The site has established boundaries i.e. post and wire fencing along the southern and western boundaries, a form of boundary enclosure which is considered appropriate (associated Supplementary Guidance refers) but this alone is not sufficient in providing enclosure and backdrop to the proposed property. The proposed fence boundaries to the north and east are somewhat arbitrary in their definition and unrelated to the surrounding landform although it is noted that the eastern boundary will be shared with, and form a mutual boundary to, one of the approved house sites (18/00191/APP).

With the surrounding land in agricultural use, there is no other immediately surrounding landform or landscape feature available (including the existing trees) that would likely afford enclosure and backdrop, to enable the site to integrate into its otherwise open setting. As noted, the line of conifers

to the east are too distant to contribute to the immediate setting around this proposed plot and the only landscaping available would be that proposed within the application site. Any proposed landscaping, whether within this current application site or yet to be provided within the other two sites located within other corners of the field, will take time to become established and reach maturity, if at all. In the interim, the proposed house on the application site will likely appear to be isolated and result in a somewhat conspicuous and obtrusive form of development on a site located in the south western quadrant, and towards the corner, of a field. Any property thereon would be set against a fairly open agricultural land setting without enclosure and backdrop to the site.

In these terms, and notwithstanding the acceptability of the adjacent house sites, the site as now proposed could not be supported or considered as a well-designed and appropriately located site because, in siting/location terms, the proposal would not integrate sensitively into its surroundings. Therefore, the introduction of this proposal would represent an unacceptable form of residential development which would not comply with planning policy and detract from, and be detrimental to, the rural character and appearance of the locality in which it is located. On this basis, the proposal, in terms of its (individual) location/siting, would be contrary to the development plan including Policy H7 and IMP1 and the associated Supplementary Guidance, as a material consideration.

Generally, the settlement pattern within the surrounding area is dispersed in form although, as noted, there is a loose grouping or clustering of property and buildings located between the line of conifers and Kirkton crossroads. Although located to the west of the conifers, the approval for the two plots to the east of the current application site acknowledges that they are not contained within that grouping but nevertheless their presence, along with the conifer line, provides an acceptable context for their setting including backdrop and screening considerations (17/01758/APP and 18/00191/APP refer).

As noted, the current proposal, with its more open and obtrusive setting and being set further away to the west of any established grouping of properties, lacks any association with that existing grouping of property to the east of the conifers. As a further additional dwelling, the proposal would therefore be unacceptable as it would result in, and contribute to, an increased (cumulative) build-up of development in this locality.

Therefore, both individually and cumulatively, the introduction of this proposal would represent an unacceptable form of residential development, it would not comply with planning policy and detract from, and be detrimental to, the rural character and appearance of the locality within which it is located. On this basis, the proposal, in terms of its location/siting, would be contrary to the development plan including Policy H7 and IMP1, and the Supplementary Guidance as identified (as a material consideration).

Without prejudice, the siting of this proposal, if approved, would potentially set a precedent for further (cumulative) development within the remaining quadrant of the field, also using the same access off the C5E road. However, this a matter which would require to be given separate consideration on its own individual merits in accordance with the development plan unless material considerations indicate otherwise.

### **Design (H7)**

In design terms and relative to the available plot size, the proposed house is somewhat modest in its size, scale and appearance, as is also the case with the other two approved house plots. Based upon the earlier applications and with the current design, including material finishes being identical to those on the adjacent approved house plots, the design of the proposed property is (again) acceptable and considered to be reasonably sympathetic in respect for a traditional rural build form and its rural setting. The actual siting layout and design arrangements, including distance between buildings and orientation and use of windows within the property, are not considered to result in unacceptable or adverse amenity impacts between this proposal and any other neighbouring or nearby existing or proposed properties, thus addressing any amenity impact considerations associated with Policy IMP1.

The proposed house design is compliant with the requirements set out in Policy H7 including gable width, roof pitch, vertical emphasis to openings, and use of slates, etc. However, whilst proposing 1.5m high native species trees, the landscape details lack sufficient details for a landscape scheme, a matter which could be addressed by a planning condition, to ensure that full planting specifications and 25% landscape coverage of the site are achieved.

Notwithstanding any potential acceptability of the proposal in design terms, albeit subject to conditions where recommended, this does not over-ride the main policy objection to this development concerning the unacceptable impact of the siting of the proposal and the resultant further build-up of development upon the surrounding area.

### **Archaeology (BE1)**

The site lies within the archaeology site NJ16SW0050, an area of cropmarks indicating a prehistoric settlement. Here, as advised by Aberdeenshire Archaeology Services, there is a high potential for buried archaeology to survive within the development site and to mitigate such impact, an archaeological written scheme of investigation requires to be submitted/approved to set out an agreed programme of archaeological works to be undertaken on the site (to include investigation, recording and reporting of the scheme works, etc.). A condition is recommended to address this matter to ensure the development accords with Policy BE1.

Notwithstanding any potential acceptability of the proposal in archaeological terms, albeit subject to conditions where recommended, this does not over-ride the main policy objection to this development concerning the unacceptable impact of further build-up of development upon the surrounding area.

### **Drainage and Water Supply (EP5, EP10)**

The proposed development will be connected to the public water supply. Scottish Water does not guarantee this connection: this will require further (separate) consultation with Scottish Water direct regarding the availability of capacity and connection arrangements for such infrastructure.

No public mains drainage facility is available hence the proposed on-site septic tank and soakaway arrangement. In order to dispose of surface water from, and within, the site a separate on-site surface water soakaway is proposed. The detailed arrangements for drainage (foul and surface water) will require to be addressed under the Building Regulations but generally, in principle, the proposal would accord with Policy EP5 and EP10.

Scottish Water has highlighted a potential conflict between the development and an existing water infrastructure asset crossing through the field. Based in the identified routing of the pipework, this is more likely to affect the access track arrangement rather than the siting of the house itself but this will be a matter for separate investigation between the applicant/developer and Scottish Water direct.

Notwithstanding the drainage arrangements being acceptable in principle, this does not over-ride the main policy objection to this development regarding the unacceptable impact of the siting of the proposal and the resultant further build-up of development upon the surrounding area.

### **Development within area at risk of flooding (EP7)**

The site is at medium risk of surface water flooding (SEPA indicative maps refer). Policy EP7 requires that new development does not take place if it would be at significant risk of flooding from any source and/or it would exacerbate or significantly increase the risk of flooding elsewhere.

Following consultation and based on consideration of information provided in the earlier approved applications, in terms of their relationship to the small watercourse (drainage ditch), SEPA has not objected to the current development although they have provided further regulatory advice for the applicant, to ensure that the culvert arrangements accord with other relevant regulations and guidance.



Following consultation and after consideration of a Drainage Statement, to assess the impact of culverting the ditch, Moray Flood Risk Management has also advised that they do not object to the proposal.

On the above basis, the proposal is acceptable in flooding terms and satisfies Policy EP7. However and notwithstanding any potential acceptability of the proposal in flooding terms, albeit subject to conditions where recommended, this does not over-ride the main policy objection to this development concerning the unacceptable impact of the siting of the proposal and the resultant further build-up of development upon the surrounding area.

### **Access and Parking (T2, T5)**

As noted, the proposal will be accessed from the C5E East Grange - Spindle Muir Road and use the same access arrangements off the public road, including provision of a culvert under the road where it crosses a drainage ditch in order to serve the already approved house sites (17/01578/APP and 18/00191/APP refer).

As with those earlier applications, the Transportation Section has not objected to the proposed access arrangement subject to conditions (and informatives) as recommended including the requirement for visibility at the site access, provision for both a passing place and an access layby, the culverting and tarring of the road/access surface over the first part of the access closest to the public road, etc. On this basis, the proposal is acceptable and complies with policy T2.

For the proposed size of property with 3 bedrooms, 2 car parking spaces require to be provided on the site, as recommended by the Transportation Section. Based on the submitted details, this requirement can be readily accommodated within the site, and the proposal would therefore also accord with Policy T5.

Notwithstanding any potential acceptability of the proposal in access and parking terms, albeit subject to conditions where recommended, this does not over-ride the main policy objection to this development concerning the unacceptable impact of the siting of the proposal and the resultant further build-up of development upon the surrounding area.

### **Developer Obligations (IMP3)**

To address the impact of development, an assessment for developer obligations has been carried out in accordance with Policy IMP3 including the associated Supplementary Guidance: Developer Obligations (March 2018). In this case, obligations have been identified and sought for healthcare facilities (towards extension of Forrest Health Centre, 2 additional dental chairs and reconfiguration to existing pharmacy outlets) and sports and recreation (towards 3G pitch in Forrest).

Prior to the determination of this application, the applicant/agent confirmed a willingness to accord with Policy IMP3 and provide the obligation in the event of approval being granted for this development.

Again, compliance with developer obligations requirements would not over-ride the main policy objection to this development regarding the siting of the proposal and the resultant further build-up of development upon the surrounding area. Any obligation (contribution) made in advance of the determination of this application is without prejudice to the formal decision on this application.

## **OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT**

None

HISTORY				
Reference No.	Description			
02/01773/PE	Proposed dwelling house on site at Kirk hill Farm Alves Moray IV30 8UZ			
	Decision	ID/PE Answered	Date Of Decision	24/09/02

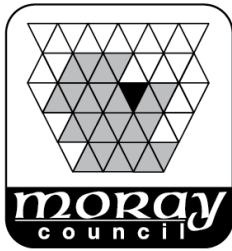
ADVERT		
Advert Fee paid?	Yes	
Local Newspaper	Reason for Advert	Date of expiry
Northern Scot	No Premises	16/08/18
PINS	No Premises	16/08/18

DEVELOPER CONTRIBUTIONS (PGU)	
Status	CONT SOUGHT

<b>DOCUMENTS, ASSESSMENTS etc. *</b> <i>* Includes Environmental Statement, Appropriate Assessment, Design Statement, Design and Access Statement, RIA, TA, NIA, FRA etc</i>		
Supporting information submitted with application?		NO
Summary of main issues raised in each statement/assessment/report		
Document Name:		
Main Issues:		

<b>S.75 AGREEMENT</b>		
Application subject to S.75 Agreement		NO
Summary of terms of agreement:		
Location where terms or summary of terms can be inspected:		

<b>DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs)</b>			
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**

**[Heldon And Laich]  
Application for Planning Permission**

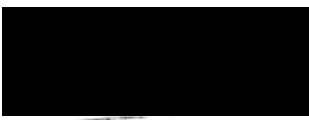
TO Mr Douglas Fraser  
c/o Grant And Geoghegan Limited  
Unit 4  
Westerton Road Business Centre  
4 Westerton Road South  
Keith  
AB55 5FH

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:-

**Erect dwellinghouse on Site At Kirkton Cottage Alves Moray**

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

Date of Notice: **1 Novmeber 2018**

Pp 

**HEAD OF DEVELOPMENT SERVICES**

Environmental Services Department  
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 proposal is contrary to Policies PP1, H7 and IMP1 of the adopted Moray Local Development Plan 2015 and, as a material consideration, the associated Supplementary Guidance: Housing in the Countryside, whereby

- a) individually, the proposal would not integrate sensitively with the surrounding area where, given the open setting of the site on part of an agricultural field, any resultant dwelling thereon would appear as an obtrusive and conspicuous form of development and, in addition, the site lacks sufficient backdrop, screening and enclosure to mitigate the impact of the development and assist in its integration sensitively into the surrounding landscape; and
- b) cumulatively, the introduction of an additional dwelling would contribute to the further build-up of development in the locality and thereby, it would detract from, and be detrimental to, the character, appearance and amenity of the surrounding rural area within which it is located.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

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

Reference	Version	Title
017/364/03		Site plan
017/364/01		Floor plan
017/364/02		Elevations
017/364/04		Block plan
017/364/05		Location plan
017/364/06		Section plan
901		Proposed culvert details
906		Site sections
902		Access and culvert
905		Site section location

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

N/A

**DETAILS OF MATTERS SPECIFIED IN CONDITIONS**

Approval, consent or agreement has been GRANTED for the following matter(s):-

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](http://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**





# NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	<input type="text" value="Mr"/>	Ref No.	<input type="text"/>
Forename	<input type="text" value="Douglas"/>	Forename	<input type="text" value="Neil"/>
Surname	<input type="text" value="Fraser"/>	Surname	<input type="text" value="Grant"/>
Company Name	<input type="text"/>	Company Name	<input type="text" value="Grant &amp; Geoghegan"/>
Building No./Name	<input type="text"/>	Building No./Name	<input type="text" value="Unit 4"/>
Address Line 1	<input type="text"/>	Address Line 1	<input type="text" value="Westerton Road Business Centr"/>
Address Line 2	<input type="text"/>	Address Line 2	<input type="text" value="Westerton Road South"/>
Town/City	<input type="text"/>	Town/City	<input type="text" value="Keith"/>
Postcode	<input type="text"/>	Postcode	<input type="text" value="AB55 5FH"/>
Telephone	<input type="text"/>	Telephone	<input type="text"/>
Mobile	<input type="text"/>	Mobile	<input type="text"/>
Fax	<input type="text"/>	Fax	<input type="text"/>
Email	<input type="text"/>	Email	<input type="text"/>
<b>3. Application Details</b>			
Planning authority		<input type="text" value="Moray Council"/>	
Planning authority's application reference number		<input type="text" value="18/00862/APP"/>	
Site address			
<input type="text" value="Site At Kirkton Cottage, Alves, Moray"/>			
Description of proposed development			
<input type="text" value="Erect dwelling house and associated works"/>			

Date of application

13/07/2018

Date of decision (if any)

01/11/2018

**Note.** This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

Application for planning permission (including householder application)

☒

Application for planning permission in principle

☐

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

☐

Application for approval of matters specified in conditions

☐

#### 5. Reasons for seeking review

Refusal of application by appointed officer

☒

Failure by appointed officer to determine the application within the period allowed for determination of the application

☐

Conditions imposed on consent by appointed officer

☐

#### 6. 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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

☐

One or more hearing sessions

☐

Site inspection

☐

Assessment of review documents only, with no further procedure

☒

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

We do feel Members would benefit from seeing the site because the landscape and visual impact of the proposal is referred to in the appointed officers reasons for refusal. However, we have provided visual information within the body of the appeal statement so that Member's may refer to that.

#### 7. Site inspection

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

Can the site be viewed entirely from public land?

☒

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

☐

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

## 8. Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Grounds of appeal in separate document.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

## 9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Appendices to the Grounds of Appeal in separate document.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

## 10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



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 from that earlier consent.

## DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

Name:

Neil Grant

Date:

31/01/2019

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

# **grant & geoghegan ltd.**

**Chartered Planning Development and Architectural Consultants**

Unit 4 Westerton Road Business Centre  
4 Westerton Road South  
Keith AB55 5FH

T: 01343 556644  
E: [enquiries@ggmail.co.uk](mailto:enquiries@ggmail.co.uk)

## **Grounds of Appeal**

**Site at Kirkton Cottage, Alves**

**Issue Date:**  
31<sup>st</sup> January 2019

# CONTENTS

**1.0.** Introduction

**2.0.** Summary

**3.0.** Background

**4.0.** The Proposal

**5.0.** The Site

**6.0.** Development Plan Context

**7.0.** Main Issues

**8.0.** Reasons for Refusal

**9.0.** Conclusion

**Appendices – separate document:**

**Appendix 1:** Decision Notice 18/00862/APP

**Appendix 2:** Circular 4/2009 – Development Management Procedure (Annex A)

**Appendix 3:** Moray Local Development Plan- Extracts

- Policy H7 Housing in the Countryside
- Policy IMP1 Developer Requirements
- Policy T2 Provision of Access
- Policy T5 Parking Standards
- Policy EP5 Surface Water Drainage: Sustainable Urban Drainage Systems (SUDS)
- Policy EP10 Foul Drainage

**Appendix 4:** Guidance Note on Landscape and Visual Impacts of Cumulative Build Up of Houses in the Countryside

**Appendix 5:** Scottish Planning Policy- Extracts

**Appendix 6:** Planning Advice Note (PAN) Housing in the Countryside

## 1.0 Introduction

These grounds for review of a decision to refuse planning permission for a dwellinghouse on land adjacent to Kirkton Cottage, Alves are submitted under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended). This notice of review has been lodged within the prescribed three month period from the refusal of permission dated the 1<sup>st</sup> of November 2018.

The grounds for review respond to the reasons for the refusal of planning permission and address the proposal in relation to Development Plan Policies and relevant material planning considerations as required by Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended).

## 2.0 Summary

The proposal under review is for a single house incorporating traditional features and finishes. The site is part of a group of 3 houses, a ruinous steading and 2 recently approved plots (where it is understood planning permission now exists in perpetuity).

The proposed house has been sited and designed to relate to the appearance and character of this grouping as required by Moray Council Local Plan policies. The site is extremely well defined and it is enclosed and screened by established trees/shrubs from the east with a substantial backdrop made up of existing buildings, mature planting and landform from all other views.

The Moray Local Development Plan encourages low impact and well-designed development in the countryside. Local Plan policy H7 (the lead policy for assessing new houses in the Countryside) allows for single new houses provided they are on sites with a specific level of boundary definition, do not constitute obtrusive development and, when added to an existing grouping, do not detract from the appearance and character of existing buildings or their surrounding area.

The site has the required boundary definition, it is not one of the examples of an obtrusive site referred to in the policy and is extremely well assimilated into the existing grouping, and screened from view, by both the adjacent existing houses, and existing tree/shrub planting. Consequently, it is submitted that the proposal in hand to add another house to an existing, well integrated group is reasonable and compliant with the development plan because it relates well to the established settlement pattern. The modest scale and appearance of the proposed dwelling coupled with the implementation of a long term landscaping plan will protect and enhance the important amenity value of the area.

The reasons for refusal cite obtrusive development and unacceptable build-up of development. This appeal statement shows beyond any reasonable doubt that the development does not meet with the definition of obtrusive development which is contained within policy H7 nor does the introduction of a single house, to consolidate an existing grouping, with all the advantages that brings to servicing new housing the countryside, lead to an unacceptable build-up of residential development such that would detract from the rural character of the area. This latter is demonstrated by using the Council's own criteria contained within the recently published Guidance Note on the Landscape and Visual Impacts of Housing in the Countryside.

The Planning Act requires planning applications to be dealt with in accordance with policy unless there are material considerations to justify doing otherwise. As this proposal complies with policy and there are no material considerations to the contrary, it is concluded that the planning application should be approved.

### 3.0 Background

The application was made valid on the 13th of July 2018 and was refused under the Council's Scheme of Delegation by the case officer on the 1<sup>st</sup> of November 2018. The reasons for refusal (Appendix 1) state that;

*The proposal is contrary to Policies PP1, H7 and IMP1 of the adopted Moray Local Development Plan 2015 and, as a material consideration, the associated Supplementary Guidance: Housing in the Countryside, whereby*

- a) individually, the proposal would not integrate sensitively with the surrounding area where, given the open setting of the site on part of an agricultural field, any resultant dwelling thereon would appear as an obtrusive and conspicuous form of development and, in addition, the site lacks sufficient backdrop, screening and enclosure to mitigate the impact of the development and assist in its integration sensitively into the surrounding landscape; and*
- b) cumulatively, the introduction of an additional dwelling would contribute to the further build-up of development in the locality and thereby, it would detract from, and be detrimental to, the character, appearance and amenity of the surrounding rural area within which it is located.*

### 3.0 The Proposal

The proposal is for a single dwelling served by the public water supply and private drainage (septic tank/soakaway and SUDS). Access will be from the Unclassified Road that bounds the site to the north.

The design of the proposed house is single storey incorporating features and finishes that result in a traditional appearance. Existing trees within the applicant's wider ownership will be retained and supplemented with high quality new planting as per the plans.

### 4.0 The Site

The site is located immediately to the west of an established cluster of buildings and approved plots (refs: 17/01578/APP & 18/00191/APP) - these buildings and the larger site appear separate from the surrounding countryside being an enclosed area of ground surrounded on two sides by field boundaries, and the public road to the north. This well-defined boundary within which the subject site sits constitutes a long established and accepted feature in the landscape.





Furthermore, there are no environmental designations (National or International) covering the site and no archaeological/ historic interest has been identified. There is not considered to be any flood risk at the site.

## 5.0 Development Plan Context

The Development Plan for Moray comprises the Moray Local Development Plan 2015 and its associated Supplementary Guidance. The Planning Act requires planning applications to be determined in accordance with the Development Plan unless there are “material considerations” to justify doing otherwise.

Scottish Government Circular 4/2009 (Appendix 2) describes how planning applications should be determined when balancing the Development Plan and material considerations. It sets out the following approach;

- Identify the provisions of the development plan which are relevant to the decision;
- Interpret them carefully, looking at the aims and objectives of the plan as well detailed wording of policies;
- Consider whether or not the proposal accords with the Development Plan,
- Identify and consider relevant material considerations for and against the proposal, and
- Assess whether these considerations warrant a departure from the Development Plan.

The provisions of the circular are important in the context of this application because the appellants consider the proposal to be in full accordance with the Development Plan and that there are no material considerations that would warrant the refusal of this application.

### Moray Local Development Plan 2015

Policy H7 Housing in the Countryside (Appendix 3, page 8) contains a general presumption in favour of small scale housing developments in the countryside provided the prescribed siting and design of the proposal are in accordance with the following criteria;

#### Siting

- It reflects the traditional pattern of settlement in the locality and is sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field) will not be acceptable;
- It does not detract from the character or setting of existing buildings or their surrounding area when added to an existing grouping or create inappropriate ribbon development;
- It does not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications; and;
- 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, woodlands, tracks and roadways).

If the above criteria for the setting of the new house are met, the following design requirements then apply:

#### Design

- A roof pitch between 40-55 degrees;
- A gable width of no more than 2.5 times the height of the wall from ground to eaves level (see diagram 2);
- Uniform external finishes and materials including slate or dark ‘slate effect’ roof tiles;
- A vertical emphasis and uniformity to all windows and doors;

- Boundary demarcation that reflects the established character or style (e.g. dry stone dykes, hedges) in the locality;
- Proposals must be accompanied by a landscaping plan showing an appropriate proportion of the plot, generally 25%, to be planted with native tree species at least 1.5 metres in height.

The siting and design criteria in Policy H7 are supplemented by the general criteria based Policy IMP1 – Development Requirements (Appendix 3, page 10). This policy has a range of requirements applicable to all new development including that;

- scale, density and character must be appropriate to the surrounding area;
- development must be integrated into the surrounding landscape.

In addition, there are a range of other policies relating to infrastructure and servicing which seek to ensure that new development is provided with a safe and suitable access, adequate car parking and adequate surface and foul drainage, namely;

- T2: Provision of Access (Appendix 3, page 11);
- T5: Parking Standards (Appendix 3, page 12);
- EP5: Surface Water Drainage (Appendix 3, page 13);
- EP10: Foul Drainage (Appendix 3, page 14);

More recently, a Guidance Note on Landscape and Visual Impacts of Cumulative Build Up of Houses in the Countryside has been prepared (Appendix 4). This additional guidance supports Policy H7 - Housing in the Open Countryside and associated Supplementary Guidance and is a material consideration when assessing housing in the countryside proposals, specifically where build up is one of the determining issues.

### **National Planning Policy and Guidance**

National Planning Policy and Guidance is a material planning consideration to be taken into account in the consideration of planning applications. It is set out in Scottish Planning Policy (SPP) and Planning Advice Notes (PAN's).

#### Scottish Planning Policy 2014 (Appendix 5)

Scottish Planning Policy (SPP) sets out the Scottish Governments overarching policy on land use planning. SPP advises that Planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public, while protecting and enhancing natural and cultural resources.

With respect to rural development, SPP states that the planning system should promote a pattern of development that is appropriate to the character of the particular rural area.

#### Planning Advice Note 72 (PAN72) – Housing in the Countryside (2005) (Appendix 6)

PAN72 starts by recognising the changing circumstances in the countryside and points out that one of the most significant changes in rural areas has been a rise in the number of people wishing to live in accessible parts of the countryside while continuing to work in towns and cities within commuting distance. It contains guidance in some detail on how to achieve a successful development in the countryside. The PAN acknowledges that there will continue to be a demand for single houses, often individually designed, but these have to be planned, with location carefully selected and design appropriate to the locality.

The PAN gives advice on location within the landscape and specifically states that housing related to existing groups will usually be preferable to new isolated development. It requires new housing in small groups to

avoid a suburban appearance, by being sympathetic in terms of orientation, topography, scale, proportion and materials to other buildings in the locality (Appendix 6, page 17).

Setting a building against a backdrop is identified in the PAN as one of the most successful means by which new development can blend with the landscape. However it also states that the purpose of new planting is not to screen or hide new development, but to help integration with the surrounding landscape. The PAN also cautions against skyline development and heavily engineered platforms (Appendix 6, page 18).

## 6.0 Main Issues

There is a clear commitment in National Planning Policy and Guidance and the Moray Local Development Plan to the principle of well sited and designed new housing in the countryside. There is particular support for houses related to existing groups as is the case with the site under appeal.

Policy H7 is the lead local policy in the consideration of this proposal; its stated aim being to allow housing in the open countryside that can be easily absorbed into the landscape. It sets out four specific criteria under the heading of 'siting' which have to be met to secure the principle of development.

Firstly, the proposed site should reflect the traditional pattern of development in the locality and does not constitute obtrusive development. The settlement pattern in this area of Moray is characterised by single and small groups of houses and outbuildings dispersed throughout the rural area. As such, the introduction of a dwelling which rounds off and consolidates an established housing group set in this wider scattering of houses and agricultural buildings can be seen to reflect the established settlement pattern.

In addition, the site does not meet with the Council's definition of obtrusive development i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field. Once built, it will not be possible to view this modest structure on the skyline from the surrounding countryside, and the house will not be built on artificially elevated ground (conditions relating to finished floor levels can be imposed to ensure control is retained over this matter). The landscape and visual impact of the project is demonstrated in detail in Section 7.

The second element of the siting criteria states that the proposed development should not detract from the character or setting of existing buildings or their surrounding area or create inappropriate ribbon development. The proposed plot is very well related to the size and characteristics of existing and approved plots to the East. In this position, it will effectively round off this small group of houses and buildings, the field boundary to the west providing a natural break to development. Taken together, once all plots are developed they will have the benefit of similar landscaped grounds within which the proposed houses will be contained, which will soon mature and integrate the developments into their rural surrounds.

The proposed house has been positioned within the plot to keep it well apart from existing properties and approved plots and the relationship between the size of the house and the plot is consistent with that of the relationship between the size of nearby houses and plots. As a result, the proposal will relate very well to the character and setting of the existing small grouping of houses. In the proposed position, there is little or no impact on the character or setting of these properties nor will it give rise to detriment upon neighbouring amenity (privacy, prejudice to sunlight/ daylight etc). On the basis of the above, it cannot reasonably be concluded that the proposed development detracts from the character or setting of existing buildings, the surrounding area or results in inappropriate ribbon development.

The third of the siting criteria states that new housing in the countryside should not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. The submitted plans clearly demonstrate that the addition of one dwellinghouse in this location, with the proposed

separation between buildings, and natural break to any further development to the west, will not have this effect nor will it contribute to this effect in the future.

Finally, the site should have at least 50% of its boundaries as long established features capable of distinguishing it from the surrounding land. Examples of acceptable boundaries are listed as dykes, hedgerows, fences, watercourses, woodlands, tracks and roadways. The proposed development meets and exceeds the boundary requirements prescribed through the existing field boundary.

Although the proposed design of the property is not identified as an issue in the reasons for refusal, there are a series of specific design requirements within policy H7 which are all met by the proposal;

- A roof pitch between 40-55 degrees;
- A gable width of no more than 2.5 times the height of the wall from ground to eaves level
- Uniform external finishes and materials including slate or dark 'slate effect' roof tiles;
- A vertical emphasis and uniformity to all windows and doors;
- Boundary demarcation that reflects the established character or style (e.g. dry stone dykes, hedges) in the locality;
- Proposals must be accompanied by a landscaping plan showing an appropriate proportion of the plot, generally 25%, to be planted with native tree species at least 1.5 metres in height.

In addition to the criteria set out in policy H7 and its associated supplementary guidance, a guidance note on Landscape and Visual Impacts of Cumulative Build Up of Houses in the Countryside has been prepared, and is a material planning consideration in the assessment of housing in the countryside proposals, specifically where build up is one of the determining issues.

This guidance sets out criteria i.e. siting and design indicators to help identify the conditions when build up is an issue and this criteria assists the decision maker in determining whether a proposal has an unacceptable impact in terms of build-up. The appellant contends that when this guidance is applied to the proposed development, that the prevailing conditions pertaining to the site and its surrounds do not constitute unacceptable build up. The proposal is compared to the prescribed siting and design indicators towards the end of section 7 below.

Overall it is considered that the proposal is exemplary in this regard and therefore meets the requirements of Policy H7 and the related Supplementary Guidance on Housing in the Countryside. In doing so it also satisfies the requirements of Policy IMP1 which requires development to be integrated into the landscape and of a character appropriate to the surrounding area.

## 7.0 Reasons for Refusal

The first reason for refusal states that, *"individually, the proposal would not integrate sensitively with the surrounding area where, given the open setting of the site on part of an agricultural field, any resultant dwelling thereon would appear as an obtrusive and conspicuous form of development and, in addition, the site lacks sufficient backdrop, screening and enclosure to mitigate the impact of the development and assist in its integration sensitively into the surrounding landscape;"*

In short, the Appointed Officer concludes that the site constitutes obtrusive development. We recognise that there are intermittent views of the site from the surrounding area however, we strongly disagree with the appointed officers conclusions that the proposed dwelling would appear as an obtrusive and conspicuous form of development- please also note that this is also a significant departure from the interpretation of 2 previous planning officers in relation to adjacent approvals under references 17/01578/APP & 18/00191/APP.

Obtrusive development is defined in lead policy H7 as development which is “*on a skyline, artificially elevated ground or in open settings such as the central area of a field*”. For the avoidance of any doubt the proposal at hand does not meet with any of these criteria therefore, in respect to planning policy, this proposal cannot reasonably be considered to constitute obtrusive development.

The subject site forms part of a small cluster of existing buildings and approved plots. It is very well defined from the surrounding countryside through a combination of its boundary treatments and historic management. This area of ground has been used as a set down area and has not been subject to the same agricultural practices as the fields which bound it therefore, it is not read as part of the surrounding farmland when viewed in the landscape. It is read in the landscape as part of the existing group of houses and buildings.

Furthermore, the site does not constitute obtrusive development on the basis that it is not located in the central area of the field and subsequently, we would strongly contend that the subject site more than meets with all of the criteria set out in planning policy for the sensitive siting of residential development in the countryside. We conclude that from key views the site benefits from a substantial backdrop, which together with the implementation of a long term landscaping scheme will enable this development, alongside those already approved, to integrate swiftly and sensitively into its rural surrounds. The applicant would welcome the imposition of an appropriately worded planning condition to ensure early delivery of planting, if Members were so minded.

The following annotated photographs will show beyond any reasonable doubt that the site does not constitute an obtrusive and conspicuous form of development from key views, and thereby demonstrates the conclusions reached by the appointed officer in his assessment of the proposal to be improper;



Annotated photographs have been provided from the above locations.





Viewpoint 1 – long distance view of the site with backdrop of trees and buildings. The site appears in the landscape as part of an existing cluster of buildings in all views from the south west.



Viewpoint 2 – the distance diminishes clear views of the site from this section of the road. Members will also notice that it does not appear on the skyline and is read as part of an existing group of buildings/ approved plots.



Viewpoint 3 – a closer view from the adjacent road shows that the proposed development would be nestled into the site with a backdrop of landform to the south. The mature planting to the east ensures that site arrangements would not appear prominently in this view.



Viewpoint 4 – there are very limited views of the site from the north, as is demonstrated above. Therefore, the site cannot constitute obtrusive or conspicuous development from this direction.





Viewpoint 5 – this view shows the site with a backdrop of landform and also in the context of the existing housing group with clearly defined boundaries. Together with the approved plots to the immediate east, it becomes clear that the subject site is ideally located in the landscape and will integrate sensitively into its rural surrounds, once established.



Viewpoint 6 – From this view, the site benefits from a substantial backdrop of landscape and is once again very well defined from adjacent farmland. The implementation of a long term landscaping scheme will concentrate on views from this direction to ensure the proposed development, and adjacent approved plots, quickly integrate into their surroundings.





Viewpoint 7 – views of the site further to the south east are diminished by the intervening distance. The site maintains a substantial and effective backdrop from all views to the south east.

On the basis of this evidence, we would strongly contend that the proposal benefits from a substantial backdrop in all views and the coherent visual relationship between the proposal and the existing group of houses/ buildings/ approved plots mean that a recommendation of refusal based on an adverse visual or landscape impact is highly questionable. In fact, the appellants would contend quite the opposite; that a domestic structure on this site can be accommodated sensitively and the proposed development can be seen to compliment the wider dispersed settlement pattern, respect and reflect the separation and amenity of existing houses and once established will integrate successfully with its surroundings.

The prevailing characteristics of the site and its relationship with its rural surrounds mean the conclusions reached by the appointed officer in the second reason for refusal are quite surprising. The thrust is that the addition of a single dwelling in this location would result in unacceptable build up and that consequently, it would detract from, and be detrimental to, the character, appearance and amenity of the surrounding rural area.

The Moray Council's Housing in the Countryside policy offers a flexible approach to ensure appropriate opportunities are enabled and supported and inappropriate development guarded against. It is submitted that the proposal in hand to add another house to an existing, well integrated group is reasonable and compliant with the development plan because it relates well to the established settlement pattern. The modest scale and appearance of the proposed dwelling coupled with the implementation of a long term landscaping plan will protect and enhance the important amenity value of the area.

It is important to note that the introduction of a house onto this site is in full accordance with PAN72 because it adds to an existing grouping and owing to its coherent relationship with existing properties does not detract from its rural character. The guidance reiterates the importance of locating new houses in existing groups in relation to sustainable development criteria such as location and infrastructure needs. The consolidation of an existing housing group in the way proposed, with all the servicing benefits associated with such a project, point to a well-balanced development that deserves the support of the Local Authority.

Moray Council has recently introduced a Guidance Note on the Landscape and Visual Impacts of Housing in the Countryside (Appendix 4). This guidance is a material consideration in addition to policy H7 and its associated supplementary guidance and focuses on the landscape and visual impacts associated with the build-up of

housing in the Moray countryside. It seeks to assist the decision maker in determining when build up becomes unacceptable and is of particular relevance in this case in the context of the appointed officer's second reason for refusal. The guidance gives us the opportunity to determine whether unacceptable build-up of development has occurred in a planning policy context, by testing the proposal against the various criteria set out in the guidance.

There are two separate parts to this guidance. One part focuses on 8 areas identified as housing in the countryside hotspots where cumulative build up is already prevalent. As the subject site is not within and does not share characteristics with any of these high pressure areas, this portion of the guidance does not apply.

Outwith these areas, the guidance sets out cumulative build up indicators to identify build up and determine when it becomes unacceptable. The premise is that cumulative build up is an issue throughout the area so the guidance contains a number of siting and design indicators to help the decision maker identify an uncharacteristic build-up of houses that threatens to erode the distinctive qualities of rural Moray.

In this context, the applicants strongly contend that the proposed development does not detract from the character, appearance or amenity of the surrounding rural area. The following sections set out the indicators contained within the recently published guidance, and measures how the proposal at hand relates to them;

#### **Siting Indicators (Appendix 4, page 3)**

***The number of new houses overwhelms the presence of older buildings, such that the new houses are the predominant components of the landscape and the traditional settlement pattern is not easy to perceive.***

The prevailing settlement pattern is particularly straightforward to perceive in this part of the district i.e. single and small groups of houses and farm buildings dispersed throughout the rural area. The introduction of a new dwelling to an existing small, cohesive group of buildings and approved plots respects the traditional settlement pattern. In this position, the modest dwelling proposed would benefit from a backdrop of landform, mature planting and built form from key views. Consequently, the scale of the proposed development will not overwhelm its landscape setting nor will it overwhelm existing buildings within the group.

***The incidence and inter-visibility of new houses result in these being a major characteristic of the landscape. There is a prominence of new houses from key viewpoints such as roads, adopted core paths or long distance paths and existing settlements.***

The addition of a single dwelling to an existing, well established group of buildings in the Moray countryside will not result in built form being a major characteristic of the landscape. What is proposed here is the sensitive, small scale expansion of an existing group of houses and buildings. Once established, the effect of the development in landscape terms would be negligible.

Furthermore, this is not a prominent site from key viewpoints. This is demonstrated in the preceding section.

***There are sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site. The proposal contributes to ribbon development between existing/consented houses contrary to the traditional dispersed settlement pattern.***

The proposed development does not constitute ribbon development nor is the consolidation of an existing group of houses contrary to the traditional dispersed settlement pattern- to the contrary the proposed development can be seen to reinforce the prevailing traditional settlement pattern. In addition, the separation between the site and existing houses within the group respects that of the existing group and reflects traditional, high quality siting in the Moray countryside. All of this means that the experience of road users, in terms of the cumulative build-up of houses, remains unchanged.

In this case, although all applications are assessed on their own individual merits, Member's should take comfort that the access track to the North West and the public road provides a natural break to development which will preclude the extension of this group further into the countryside. The appellants have sought

planning permission on this site so that they can be located near to their existing business enterprise- although this is not prescribed in the criteria enabling housing in the countryside in Moray, Member's should be aware that the approval of this application will support an existing well established rural business. On account of all these factors, there is clearly significant material weight in favour of siting the development in this location in the manner proposed.

#### **Design Indicators (Appendix 4, page 3)**

***In order to serve numerous new house plots in any given area, commonly suburban style features are required, such as accesses built to adoptable standards (rather than gravel tracks) and large bin storage areas at the end of tracks. These features erode the rural character of an area.***

As is referred to by the appointed officer, there are 2 approved plots in the immediate vicinity of the subject site and the proposed development would be served by the same access arrangements. Whilst bin storage and collection would be as per the approved arrangements as well, the applicants have indicated that they would welcome the imposition of a appropriately worded condition to ensure that these arrangements would not have any undue impact on the character of the area.

***The larger scale of new houses contrasts to generally smaller size of older building, cottages and farms results in the development being out of keeping and incongruous within the rural setting.***

The proposed dwelling is modest in scale and relates well to traditional architecture in the Moray countryside and more specifically to the existing buildings with the group.

***There are numerous incidences of open prominent elevations that are visible in the landscape and are orientated for views and in contrast to traditional settlement pattern.***

The proposed development has been sited to respect the traditional settlement pattern rather than orientated to provide outward views. As a result, there would be no open prominent elevations visible from the surrounding countryside.

***A new architectural design is prevalent which has overwhelmed the older vernacular style.***

The proposed design successfully reinterprets the vernacular style inherent in high quality traditional architecture in the Moray countryside in a modern context.

In the appellant's view, owing to the above, the stance taken by the appointed officer in the second reason for refusal, i.e. that "*cumulatively, the introduction of an additional dwelling would contribute to the further build-up of development in the locality and thereby, it would detract from, and be detrimental to, the character, appearance and amenity of the surrounding rural area within which it is located*" is untenable.

## **8.0 Conclusion**

As stated, the Planning Act requires planning applications to be determined in accordance with the Development Plan unless there are "material considerations" to justify doing otherwise.

National Planning Policy and the Moray Local Development Plan all encourage well sited and designed houses in the countryside and there is a preference for the siting of new houses within existing groupings; recent decisions demonstrate accordance with these aims and objectives so the applicants simply ask that this application be determined in the same manner.

The lead policy in the Local Plan for testing the acceptability of the site as a suitable location for a house in the countryside is Policy H7 and it contains specific criteria about the siting and design of new dwellings. These Grounds of Appeal and the submitted plans clearly show that the proposal is acceptable under the criteria set out in the policy, including all supplementary guidance. It has also been shown that the proposal is acceptable

in relation to other relevant Local Plan policies and guidance regarding landscape impact, design, provision of access, parking and drainage.

As the proposal can be accepted under Development Plan policies and there are no known material considerations to the contrary, it is respectfully requested that the Local Review Body reconsider the decision to refuse the proposed development and grant planning permission.

# **grant & geoghegan ltd.**

**Chartered Planning Development and Architectural Consultants**

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4 Westerton Road South  
Keith AB55 5FH

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E: enquiries@ggmail.co.uk

## **Grounds of Appeal- Appendices**

**Site at Kirkton Cottage, Alves**

**Issue Date:**  
31<sup>st</sup> January 2019

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

**REFUSAL OF PLANNING PERMISSION**

**[Heldon And Laich]  
Application for Planning Permission**

TO Mr Douglas Fraser  
c/o Grant And Geoghegan Limited  
Unit 4  
Westerton Road Business Centre  
4 Westerton Road South  
Keith  
AB55 5FH

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:-

**Erect dwellinghouse on Site At Kirkton Cottage Alves Moray**

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

Date of Notice: **1 Novmeber 2018**

Pp

**HEAD OF DEVELOPMENT SERVICES**  
Environmental Services Department  
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 proposal is contrary to Policies PP1, H7 and IMP1 of the adopted Moray Local Development Plan 2015 and, as a material consideration, the associated Supplementary Guidance: Housing in the Countryside, whereby

- a) individually, the proposal would not integrate sensitively with the surrounding area where, given the open setting of the site on part of an agricultural field, any resultant dwelling thereon would appear as an obtrusive and conspicuous form of development and, in addition, the site lacks sufficient backdrop, screening and enclosure to mitigate the impact of the development and assist in its integration sensitively into the surrounding landscape; and
- b) cumulatively, the introduction of an additional dwelling would contribute to the further build-up of development in the locality and thereby, it would detract from, and be detrimental to, the character, appearance and amenity of the surrounding rural area within which it is located.

**LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT**

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

Reference	Version	Title
017/364/03		Site plan
017/364/01		Floor plan
017/364/02		Elevations
017/364/04		Block plan
017/364/05		Location plan
017/364/06		Section plan
901		Proposed culvert details
906		Site sections
902		Access and culvert
905		Site section location



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

N/A

**DETAILS OF MATTERS SPECIFIED IN CONDITIONS**

Approval, consent or agreement has been GRANTED for the following matter(s):-

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](http://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.



## **ANNEX A**

### **DEFINING A MATERIAL CONSIDERATION**

1. Legislation requires decisions on planning applications to be made in accordance with the development plan (and, in the case of national developments, any statement in the National Planning Framework made under section 3A(5) of the 1997 Act) unless material considerations indicate otherwise. The House of Lord's judgement on *City of Edinburgh Council v the Secretary of State for Scotland* (1998) provided the following interpretation. If a proposal accords with the development plan and there are no material considerations indicating that it should be refused, permission should be granted. If the proposal does not accord with the development plan, it should be refused unless there are material considerations indicating that it should be granted.
2. The House of Lord's judgement also set out the following approach to deciding an application:
  - Identify any provisions of the development plan which are relevant to the decision,
  - Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies,
  - Consider whether or not the proposal accords with the development plan,
  - Identify and consider relevant material considerations for and against the proposal, and
  - Assess whether these considerations warrant a departure from the development plan.
3. There are two main tests in deciding whether a consideration is material and relevant:
  - It should serve or be related to the purpose of planning. It should therefore relate to the development and use of land, and
  - It should fairly and reasonably relate to the particular application.
4. It is for the decision maker to decide if a consideration is material and to assess both the weight to be attached to each material consideration and whether individually or together they are sufficient to outweigh the development plan. Where development plan policies are not directly relevant to the development proposal, material considerations will be of particular importance.

5. The range of considerations which might be considered material in planning terms is very wide and can only be determined in the context of each case. Examples of possible material considerations include:
  - Scottish Government policy, and UK Government policy on reserved matters
  - The National Planning Framework
  - Scottish planning policy, advice and circulars
  - European policy
  - a proposed strategic development plan, a proposed local development plan, or proposed supplementary guidance
  - Guidance adopted by a Strategic Development Plan Authority or a planning authority that is not supplementary guidance adopted under section 22(1) of the 1997 Act
  - a National Park Plan
  - the National Waste Management Plan
  - community plans
  - the environmental impact of the proposal
  - the design of the proposed development and its relationship to its surroundings
  - access, provision of infrastructure and planning history of the site
  - views of statutory and other consultees
  - legitimate public concern or support expressed on relevant planning matters
6. The planning system operates in the long term public interest. It does not exist to protect the interests of one person or business against the activities of another. In distinguishing between public and private interests, the basic question is whether the proposal would unacceptably affect the amenity and existing use of land and buildings which ought to be protected in the public interest, not whether owners or occupiers of neighbouring or other existing properties would experience financial or other loss from a particular development.

<div><div>Policy H7</div><div>New Housing in the Open Countryside</div></div>	
<p>This policy assumes in favour of an application for a new house in the open countryside provided all of the following requirements are met:</p>	
<p><b>Siting</b></p> <ul style="list-style-type: none"><li>a) It reflects the traditional pattern of settlement in the locality and is sensitively integrated with the surrounding landform using natural backdrops, particularly where the site is clearly visible in the landscape. Obtrusive development (i.e. on a skyline, artificially elevated ground or in open settings such as the central area of a field) will not be acceptable;</li><li>b) It does not detract from the character or setting of existing buildings or their surrounding area when added to an existing grouping or create inappropriate ribbon development;</li><li>c) It does not contribute to a build-up of development where the number of houses has the effect of changing the rural character of the area. Particular attention will be given to proposals in the open countryside where there has been a significant growth in the number of new house applications; and,</li><li>d) 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, woodlands, tracks and roadways).</li></ul>	<div><p><b>Justification</b></p><p>The Plan aims to allow housing in the open countryside that can be easily absorbed into the landscape. New development should be low impact and reflect the character of the surrounding area in terms of the traditional pattern of settlement and the scale and design of housing. The introduction of suburban layouts and house styles and the incremental build up of new houses have the potential to alter the rural character and detrimentally impact on the area's high quality rural environment.</p><p>Proposals that add to an existing grouping, such as an established re-use or rehabilitation scheme, will be more satisfactorily integrated where they connect through built form, layout and landscape features. Development that adds to an existing suburban layout should be avoided. Infill development along a road or landscape feature may be appropriate where this does not detract from the character or setting of existing houses.</p><p>Innovative modern design and energy efficiency measures are encouraged to promote sustainable development.</p></div>



If the above criteria for the setting of the new house are met, the following design requirements then apply:

#### Design

- i) A roof pitch between 40-55 degrees;
- ii) A gable width of no more than 2.5 times the height of the wall from ground to eaves level (see diagram 2);
- iii) Uniform external finishes and materials including slate or dark 'slate effect' roof tiles;
- iv) A vertical emphasis and uniformity to all windows and doors;
- v) Boundary demarcation that reflects the established character or style (e.g. dry stone dykes, hedges) in the locality;
- vi) Proposals must be accompanied by a landscaping plan showing an appropriate proportion of the plot, generally 25%, to be planted with native tree species at least 1.5 metres in height.

Exceptions to the above design requirements will only be justified on the basis of innovative designs that respond to the setting of the house.

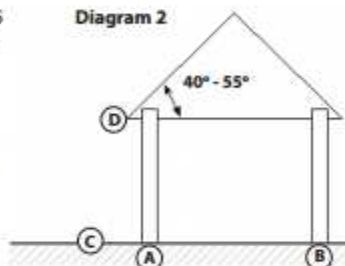
Proposals which involve the loss of woodland will be assessed against policy ER2 and must take account of the Council's Supplementary Guidance on Trees and Development.

Supplementary Guidance has been produced in order to provide further advice on the interpretation of this policy, and will be used in the process of determining planning applications.

Proposals for holiday homes in the open countryside will be assessed against this policy.

Other considerations such as noise contours, developer contributions and energy efficiency will be taken into account in the determination of a planning application, and advice on these matters can be viewed in the aforementioned Supplementary Guidance.

Diagram 2



#### Ground Level:

A fixed point measured 100mm below the finished floor level of a house with a solid ground floor;

or 300mm below finished floor level of a suspended ground floor

#### Eaves:

The point where the front face of the external wall intersects with the uppermost point of the roof line

The width of the gable as measured from A to B should not be greater than 2.5 times the height of the ground to eaves measurement C to D.

Pitch on roof to be 40° - 55°

**Policy IMP1 Developer Requirements**

New development will require to be sensitively sited, designed and serviced appropriate to the amenity of the surrounding area. It should comply with the following criteria

- a) The scale, density and character must be appropriate to the surrounding area.
- b) The development must be integrated into the surrounding landscape
- c) Road, cycling, footpath and public transport must be provided at a level appropriate to the development. Core paths; long distance footpaths; national cycle routes must not be adversely affected.
- d) Acceptable water and drainage provision must be made, including the use of sustainable urban drainage systems (SUDS) for dealing with surface water.
- e) Where of an appropriate scale, developments should demonstrate how they will incorporate renewable energy systems, and sustainable design and construction. Supplementary Guidance will be produced to expand upon some of these criteria.
- f) Make provision for additional areas of open space within developments.
- g) Details of arrangements for the long term maintenance of landscape areas and amenity open spaces must be provided along with Planning applications.
- h) Conservation and where possible enhancement of natural and built environmental resources must be achieved, including details of any impacts arising from the disturbance of carbon rich soil.
- i) Avoid areas at risk of flooding, and where necessary carry out flood management measures.
- j) Address any potential risk of pollution including ground water contamination in accordance with recognised pollution prevention and control measures.
- k) Address and sufficiently mitigate any contaminated land issues
- l) Does not sterilise significant workable reserves of minerals or prime quality agricultural land.
- m) Make acceptable arrangements for waste management.

**Justification**

The quality of development in terms of its siting, design and servicing is a priority consideration within the Plan. In the first instance, development needs to be suitable to the surrounding built and natural environment. Development should be adequately serviced in terms of transport, water, drainage, with particular emphasis on providing pedestrian and cycle access, and any necessary public transport facilities/connections. The use of SUDS and incorporation of renewable energy techniques and sustainable design and construction methods will all help promote sustainability in Moray. Most of the serious flood risks have been addressed by flood alleviation schemes, but there are still areas that are susceptible and these should be avoided. Similarly, pollution issues in relation to air, noise, groundwater and ground contamination, must be adequately addressed to provide proper development standards.

## Policy T2 PROVISION OF ACCESS

The Council will require that new development proposals are designed to provide the highest level of access for end users including residents, visitors, and deliveries appropriate to the type of development and location. Development must meet the following criteria:

- Proposals must maximise connections and routes for pedestrian and cyclists, including links to active travel and core path routes, to reduce travel demands and provide a safe and realistic choice of access.
- Provide access to public transport services and bus stop infrastructure where appropriate.
- Provide appropriate vehicle connections to the development, including appropriate number and type of junctions.
- Provide safe entry and exit from the development for all road users including ensuring appropriate visibility for vehicles at junctions and bends.
- Provide appropriate mitigation/modification to existing transport networks where required to address the impacts of new development on the safety and efficiency of the transport network. This may include but would not be limited to, the following measures, passing places, road widening, junction enhancement, bus stop infrastructure and drainage infrastructure. A number of potential road improvements have been identified in association with the development of sites the most significant of these have been shown on the Settlement Map as TSPs.
- Proposals must avoid or mitigate against any unacceptable adverse landscape or environmental impacts.

Developers should give consideration to aspirational core paths (under Policy 2 of the Core Paths Plan) and active travel audits when preparing proposals.

New development proposals should enhance permeability and connectivity, and ensure that opportunities for sustainable and active travel are protected and improved.

### Justification

Policy supports the creation of sustainable communities accessible by a range of transport modes including viable alternatives to private vehicles. Pedestrian movement, cycling and public transport routes will be a priority. At the early design stages consideration should be given to the likely desire routes (public transport, schools, and facilities) which shall inform the layout and design of the development. Inclusion of aspirational core paths and active travel audit proposals will provide new links that have a focus on facilitating active travel and sustainable transport helping to maximise new development's accessibility and connections to existing networks and facilities.

The street design guidance within Designing Streets can be used as a material consideration in determining applications. Proposals must incorporate the principles of "Designing Streets" and the Council's supplementary guidance "People and Paces – A design Guide for Moray". Consideration should also be given to any active travel audits in place. For smaller developments in the countryside the Council's guidance "Transportation Requirements in Small Developments in Rural Parts of Moray" should be considered. The Planning Authority will be realistic about the likely availability of public transport services in rural areas. Innovative solutions such as demand responsive public transport and small scale park and ride facilities at nodes on bus corridors are encouraged to reduce travel demands by private vehicles.

*Continued on next page.*

**Policy T5****PARKING STANDARDS**

Proposals for development must conform with the Council's current policy on parking standards.

**Justification**

The application of parking standards related to development assists in the implementation of appropriate traffic management, and in the availability of on-street car parking provision. The standards specify where there is scope to provide commuted payments as an alternative to parking on site, as well as the need for parking for commercial vehicles.



### Policy EP5 Surface Water Drainage: Sustainable Urban Drainage Systems (SUDS)

Surface water from development should be dealt with in a sustainable manner that has a neutral effect on the risk of flooding or which reduces the risk of flooding. The method of dealing with surface water should also avoid pollution and promote habitat enhancement and amenity. All sites should be drained by a sustainable drainage system (SUDS). Drainage systems should contribute to enhancing existing "blue" and "green" networks while contributing to place-making, biodiversity, recreational, flood risk and climate change objectives.

Specific arrangements should be made to avoid the issue of permanent SUD features becoming silted-up with construction phase runoff. Care must be taken to avoid the introduction of invasive non-native species during the construction of all SUD features.

Applicants must agree provisions for long term maintenance of the SUDS scheme to the satisfaction of the Council in consultation with SEPA and Scottish Water as appropriate.

A Drainage Assessment (DA) will be required for developments of 10 houses or more, industrial uses, and non-residential proposals of 500 sq metres and above.

The Council's Flood Team will prepare Supplementary Guidance on surface water drainage and flooding.

#### Justification

Under the Water Environment Controlled Activity (Scotland) Regulations 2011, SUDS are a statutory requirement for almost all development and therefore this needs to be considered during the site design to ensure adequate space will be available. Well designed and maintained, SUDS can reduce diffuse pollution from surface water run-off, free up capacity in water management infrastructure, contribute to green/blue networking thereby supporting River Basin planning. Blue networks are identified to ensure that new development is set back from and planned around watercourses to create networks and corridors to facilitate natural hydrological process, enhance biodiversity and help create a "unique sense of place" on-site. Systems should be designed to comply with the Controlled Activity Regulations (CAR) general binding rules (GBR's). SUDS also have a role in reducing flood risk and mitigating against the effects of climate change.



### Policy EP10 Foul Drainage

All development within or close to settlements (as defined in the Local Development Plan) of more than 2,000 population equivalent will require to connect to the public sewerage system unless connection to the public sewer is not permitted due to lack of capacity. In such circumstances, temporary provision of private sewerage systems may be allowed provided Scottish Water has confirmed investment to address this constraint has been specifically allocated within its current Quality Standards Investment Programme and the following requirements apply:

- Systems shall not have an adverse impact on the water environment;
- Systems must be designed and built to a standard which will allow adoption by Scottish Water.
- Systems must be designed such that they can be easily connected to a public sewer in the future. Typically this will mean providing a drainage line up to a likely point of connection.

All development within or close to settlements (as identified in the Local Development Plan) of less than 2000 population equivalent will require to connect to public sewerage system except where a compelling case is made otherwise. Factors to be considered in such a case will include size of the proposed development, whether the development would jeopardise delivery of public sewerage infrastructure and existing drainage problems within the area. Where a compelling case is made, a private system may be acceptable provided it does not pose or add risk of detrimental effect, including cumulative, to the natural and built environment, surrounding uses or amenity of the general area. Consultation with Scottish Environment Protection Agency will be undertaken in these cases.

Where a private system is deemed to be acceptable (within settlements as above or small scale development in the countryside) a discharge to land (either full soakaway or raised mound soakaway) compatible with Technical Handbooks (which sets out guidance on how proposals may meet the Building (Scotland) Regulations 2004) should be explored prior to considering a discharge to surface waters.

#### Justification

This policy aims to achieve the satisfactory disposal of sewage. The policy encourages new development to connect to the mains system whenever possible but recognises that in some cases this will not prove possible. The policy seeks to ensure that drainage systems can be designed to a standard that can be adopted by Scottish Water and which could be connected to a public system in the future.



- the scale of development proposed is appropriate, and it has been shown that the proposal cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location;
- the proposal will help to meet qualitative or quantitative deficiencies; and
- there will be no significant adverse effect on the vitality and viability of existing town centres.

## Promoting Rural Development

### NPF Context

**74.** NPF3 sets out a vision for vibrant rural, coastal and island areas, with growing, sustainable communities supported by new opportunities for employment and education. The character of rural and island areas and the challenges they face vary greatly across the country, from pressurised areas of countryside around towns and cities to more remote and sparsely populated areas. Between these extremes are extensive intermediate areas under varying degrees of pressure and with different kinds of environmental assets meriting protection. Scotland's long coastline is an important resource both for development and for its particular environmental quality, especially in the areas of the three island councils.

### Policy Principles

**75.** The planning system should:

- in all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality; and
- support an integrated approach to coastal planning.

### Key documents

- [Getting the Best from Our Land – A Land Use Strategy for Scotland](#)<sup>40</sup>
- National Marine Plan

### Delivery

**76.** In the pressurised areas easily accessible from Scotland's cities and main towns, where ongoing development pressures are likely to continue, it is important to protect against an unsustainable growth in car-based commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as sensitive landscapes or good quality agricultural land. Plans should make provision for most new urban development to take place within, or in planned extensions to, existing settlements.

**77.** In remote and fragile areas and island areas outwith defined small towns, the emphasis should be on maintaining and growing communities by encouraging development that provides suitable sustainable economic activity, while preserving important environmental assets such as landscape and wildlife habitats that underpin continuing tourism visits and quality of place.

**78.** In the areas of intermediate accessibility and pressure for development, plans should be tailored to local circumstances, seeking to provide a sustainable network of settlements and a

<sup>40</sup> [www.scotland.gov.uk/Publications/2011/03/17091927/0](http://www.scotland.gov.uk/Publications/2011/03/17091927/0)

## Rural development

### Problems to solve

For over 10 years, *PAN 36* has had some positive impact on new housing development but, nevertheless, concerns remain:

- an inability to understand designs particular to local areas;
- development plans and supporting guidance not always sufficiently clear about the standards required;
- a lack of confidence in articulating and holding out for quality design, and following through to appeal, if necessary;
- an over reliance on houses not designed specifically for the site; and
- roads and drainage engineers using urban solutions rather than having greater flexibility to reflect local circumstances.

It is therefore appropriate to restate the importance of quality development in the countryside by expanding on the messages in *PAN 36*.

### Changing circumstances

One of the most significant changes in rural areas has been a rise in the number of people wishing to live in the accessible parts of the countryside while continuing to work in towns and cities within commuting distance. Others wish to live and work in the countryside. These trends derive from lifestyle choices and technological changes which allow working from home. More people are now also buying second or holiday homes. In addition, leisure and tourism businesses have been increasingly active, for example through timeshare and chalet developments. It is for planning authorities to assess these demands and decide how, and where, to accommodate them.



a rise in the number of people wishing to

# live

in the countryside



1: Self catering units, near Auchtermadar, Perth & Kinross  
2: Contemporary artist's studio and home, Perth & Kinross



## Opportunities

Some landscapes will probably have to accommodate considerable change in the coming years. This change needs to be planned and managed so that the effects are positive. Buildings in rural areas can often be seen over long distances and they are there for a long time. Careful design is essential. Traditional buildings can be an inspiration but new or imaginative re-interpretation of traditional features should not be excluded. Where possible, the aim should be to develop high quality modern designs which maintain a sense of place and support local identity.

**Examples of the main opportunities include:**

### conversion or rehabilitation

The revival of rural buildings to provide comfortable modern homes has become increasingly popular. It not only brings a building back to life but it may provide opportunities to sensitively conserve our built heritage, including buildings of merit which are not listed. The sympathetic restoration of buildings which are structurally sound, largely intact, safely accessible and linked to water and other services maintains the character and distinctiveness of places.



7

### small-scale infill

Small-scale infill in existing small communities can bring economic and social benefits by supporting existing services such as schools and shops. Planning authorities should generally seek to reinforce the building pattern of the existing settlement and ensure that new buildings respect and contribute to the area's architectural and cultural heritage.



### new groups of houses

Housing related to existing groupings will usually be preferable to new isolated developments. The groupings should not be suburban. They should be small in size, and sympathetic in terms of orientation, topography, scale, proportion and materials to other buildings in the locality. They should take account of sustainable development criteria in location and infrastructure needs.



### single houses

There will continue to be a demand for single houses, often individually designed. But these have to be planned, with location carefully selected and design appropriate to locality.



## Some landscape considerations

**Location within the landscape** – Location concerns site selection within the wider landscape. Some areas are so prominent that it is accepted that any development at these locations would be detrimental to the surrounding landscape. Most new developments should try to fit into or nestle within the landscape. Skyline development should normally be avoided, as should heavily engineered platforms. This is to ensure that the building does not interrupt and conflict with the flow of the landform or appear out of scale. Even where sites are less visible they will still require a significant level of skill to assimilate buildings into the landscape. Sites which are least visible can often be suitable for more adventurous or individual designs. Occasionally, where a landmark development is considered to be appropriate, its design needs to be of the highest quality and considered very carefully. Likewise, where there are groupings of new buildings, their location within the landscape and relationship to each other is important.



**Woodlands** – Setting a building against a backdrop of trees is one of the most successful means by which new development can blend with the landscape. Where trees exist they should be retained. Care should be taken to ensure an appropriate distance between tree root systems and building foundations, so that neither is compromised. In some parts of Scotland, where there is little existing planting and limited scope for landscaping, particular care should be taken in the selection of sites and design of houses.



**New planting** – The purpose of new planting is not to screen or hide new development, but to help integration with the surrounding landscape. New trees and shrubs which are locally native will usually be easier to establish than non-native plants, and will be more in keeping with the character of the area. Planting with locally native species has the additional benefits of creating habitats for wildlife and potentially contributing to Local Biodiversity Action Plans.



**Boundary treatments** – The open space associated with a house or houses should be considered as an integral part of the development, not as an afterthought, and again be treated in relation to the surrounding environment. Suburban ranch-type fences, concrete block walls and the regimented use of non-native fast-growing conifers should be avoided. Although the use of dry-stone walling in some areas can help the integration of new development with the landscape, the costs involved may mean that this can only be justified in exceptional circumstances. Such circumstances are most likely to arise in designated areas, e.g. National Parks, National Scenic Areas, Conservation Areas and local landscape designations.





AUG 2017



# GUIDANCE NOTE ON LANDSCAPE AND VISUAL IMPACTS OF CUMULATIVE BUILD-UP OF HOUSES IN THE COUNTRYSIDE

GUIDANCE NOTE





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# GUIDANCE NOTE

## ON LANDSCAPE AND VISUAL IMPACTS OF CUMULATIVE BUILD-UP OF HOUSES IN THE COUNTRYSIDE

### Introduction

The rate of growth of new housing in the countryside in the last 10 years has been significant in Moray. This has led to the creation of areas where there are concentrated pockets of housing and parts of the countryside are becoming suburbanised by an uncharacteristic build up of houses that threatens to erode the distinctive qualities of rural Moray.

### How to use this document

This guidance has been prepared to provide further detail in respect of the landscape and visual impacts associated with the build-up of new housing in the open countryside and to assist in determining when it becomes unacceptable. This additional guidance supports Policy H7 - Housing in the Open Countryside and associated Supplementary Guidance and is a material consideration when assessing housing in the countryside proposals, specifically where build up is one of the determining issues.

### Scope of the Guidance

This guidance covers the whole of Moray as cumulative build up is an issue throughout the area. The first part of the guidance sets out cumulative build up indicators to identify build up and determine when it becomes unacceptable.

The second part of the guidance focuses on 8 study areas identified as housing in the countryside hotspots where cumulative build up is prevalent. A landscape consultant was commissioned to identify the key landscape and visual impacts associated with cumulative build up and assess the appropriateness of further development within these study areas.

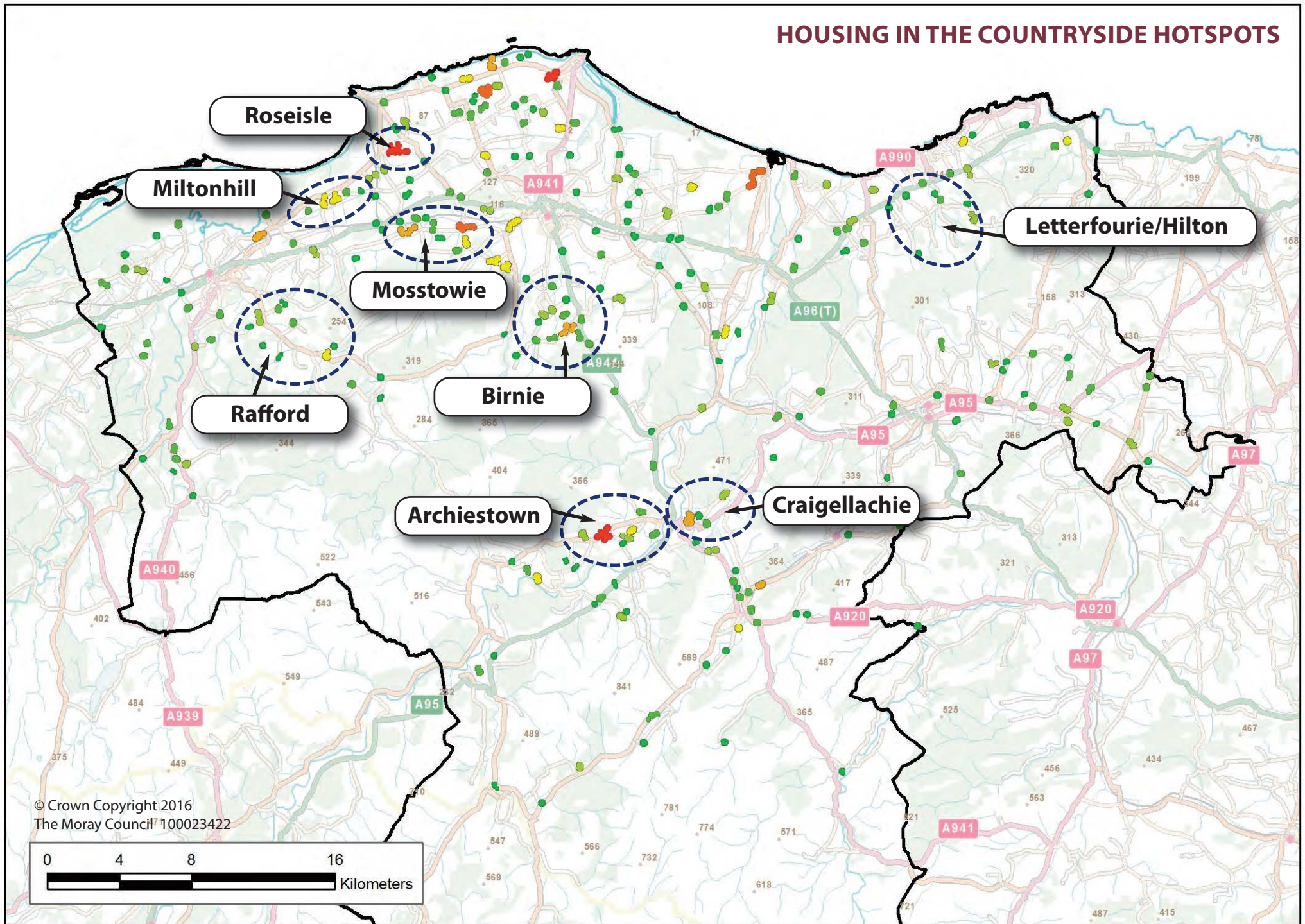
- Roseisle
- Miltonhill
- Mosstowie
- Rafford
- Birnie
- Craigellachie
- Archiestown
- Letterfourie/Hilton

**It should be noted that the mapping provides a snapshot in relation to cumulative build up which will change over time. On this basis it is proposed to review the mapping every two years to keep it updated.**

**Furthermore, the boundaries around the development hotspots are indicative and do not represent the extent of cumulative build up but instead provide a visual aid to identify the areas the guidance is referring to.**

**The study areas cover the wider area surrounding the identified development hotspots. The guidance is applicable to all housing in the open countryside proposals that are sited within the boundaries of the identified hotspots and those on the edges of it and surrounding area that may exacerbate or create cumulative build up.**

## HOUSING IN THE COUNTRYSIDE HOTSPOTS



# Cumulative Build Up Indicators

There are different types of build up occurring across Moray including sequential build up when travelling through an area, concentration of new houses in an area that overwhelms traditional buildings and concentrated development that creates suburban cul-de-sacs. The conditions for build up differ depending on the characteristics of a particular location and on this basis it is impossible to provide a singular definition of what constitutes unacceptable build up.

Identifying the area surrounding an application site that should be taken into account when considering build up can also be problematic. This should be based on the characteristics of the locality, applying a blanket measurement around a site is not an appropriate approach.

In order to help identify the conditions when build up is an issue and has an unacceptable impact a number of indicators for build up have been identified.

## Siting Indicators

- The number of new houses overwhelms the presence of older buildings, such that the new houses are the predominant components of the landscape and the traditional settlement pattern is not easy to perceive.
- The incidence and inter-visibility of new houses result in these being a major characteristic of the landscape. There is a prominence of new houses from key viewpoints such as roads, adopted core paths or long distance paths and existing settlements.
- There are sequential visual effects of cumulative build-up of new housing experienced when travelling along roads in the vicinity of the site. The proposal contributes to ribbon development between existing/consented houses contrary to the traditional dispersed settlement pattern.

## Design Indicators

- In order to serve numerous new house plots in any given area, commonly suburban style features are required, such as accesses built to adoptable standards (rather than gravel tracks) and large bin storage areas at the end of tracks. These features erode the rural character of an area.
- The larger scale of new houses contrasts to generally smaller size of older building, cottages and farms results in the development being out of keeping and incongruous within the rural setting.
- There are numerous incidences of open prominent elevations that are visible in the landscape and are orientated for views and in contrast to traditional settlement pattern.
- A new architectural design is prevalent which has overwhelmed the older vernacular style.



# Roseisle

This study area comprises a loose grouping of new housing to the south-west of Roseisle. There is a cluster of recent housing associated with former farmsteads at Middle and Easter Buthill. More dispersed houses are predominantly sited within semi mature and even aged woodland of scots pine. Other houses are located in more open positions but partially screened by the undulating landform and woodland.

**Area 1:** This area is perceived as a distinct and concentrated grouping of houses, although it lacks the dense clustering associated with a traditional settlement. It appears more like a suburban residential area commonly found on the edge of a larger urban settlement and is therefore incongruous in its landscape setting.

Although semi mature pine woodland provides the setting for some more recent developments, new houses are situated in the outer edges of the woodland with only limited screening provided by a few widely spaces trees. No further development should be consented within this existing woodland.

**Area 2:** Fenced housing plots are laid out in a linear arrangement with a young plantation. Housing development within the plantation will be prominent being sited in an open location on a slight ridge. The woodland is not sufficiently mature to provide screening or to form a strong landscape feature aiding the integration of the development. A geometric young plantation is not an appropriate landscape feature to associate new development within. No further housing should be consented in this location as it will appear arbitrary, isolated and contrast with the settlement pattern prevalent in the wider landscape.





# Legend

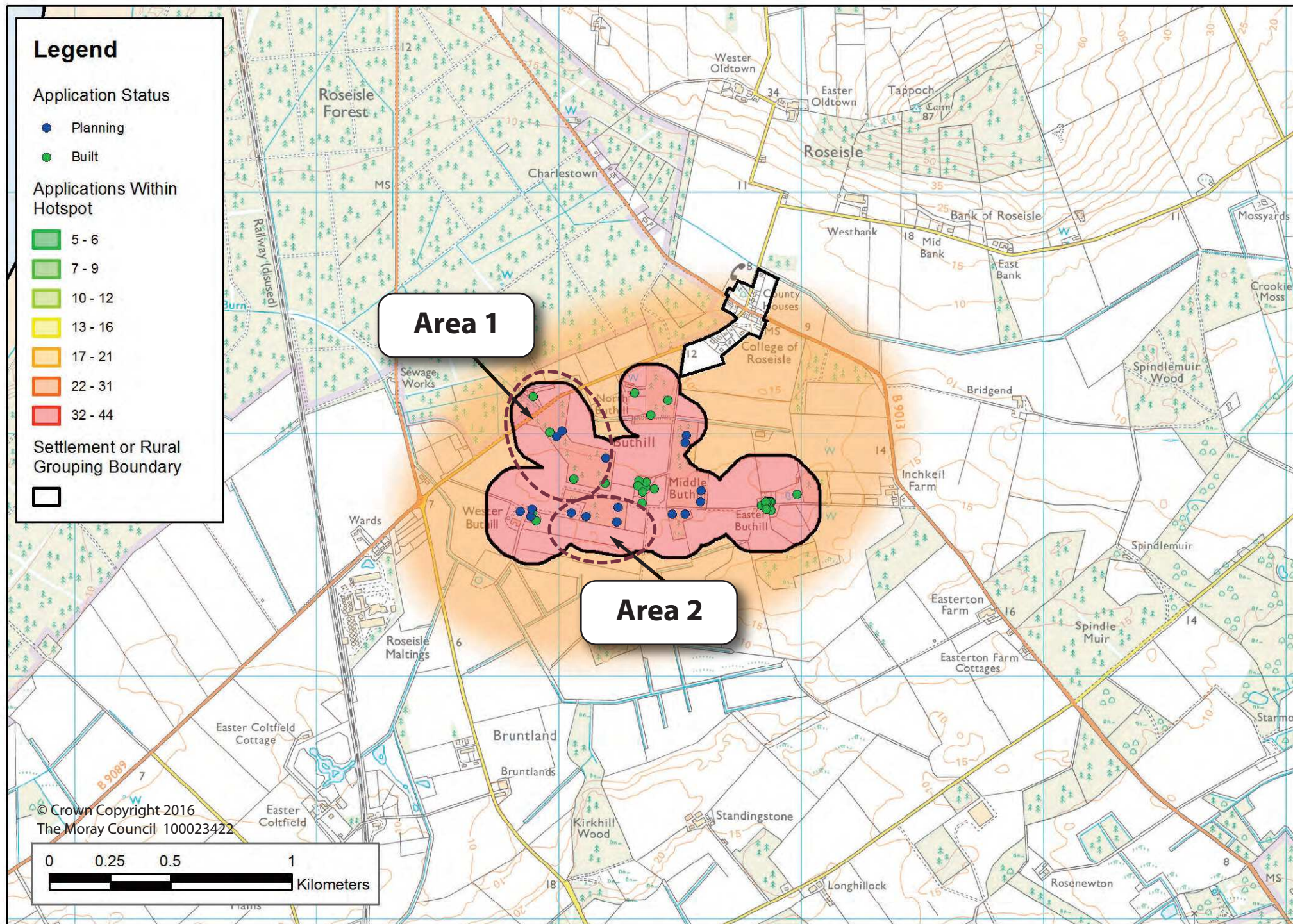
## Application Status

- Planning
- Built

## Applications Within Hotspot

- 5 - 6
- 7 - 9
- 10 - 12
- 13 - 16
- 17 - 21
- 22 - 31
- 32 - 44

## Settlement or Rural Grouping Boundary



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The Moray Council 100023422

0 0.25 0.5 1  
Kilometers



# Miltonhill

Capacity is close to being reached in this area as there are very few more gently sloping sites at the foot of the bank and siting additional houses on steep slopes or higher up the bank would be contrary to the pattern of older houses and the majority of more recent housing in this area.

Further housing constructed on the upper slopes of the golf course, resulting in a greater number and proportion of buildings visible on the top of the bank, would have adverse effects on the view across the open coastal farmland including from the A96. There is scope to accommodate further small scale development within the golf course itself avoiding prominent locations. A masterplan must be prepared to support the release of land for small scale house development. The council will work with the developer/landowner to prepare a masterplan that promotes sensitive development that integrates into the landscape and is of a high design quality.

Any further building on the bank itself or seen on the skyline of the bank should be avoided as development in this area is prominent from the A96.





## Legend

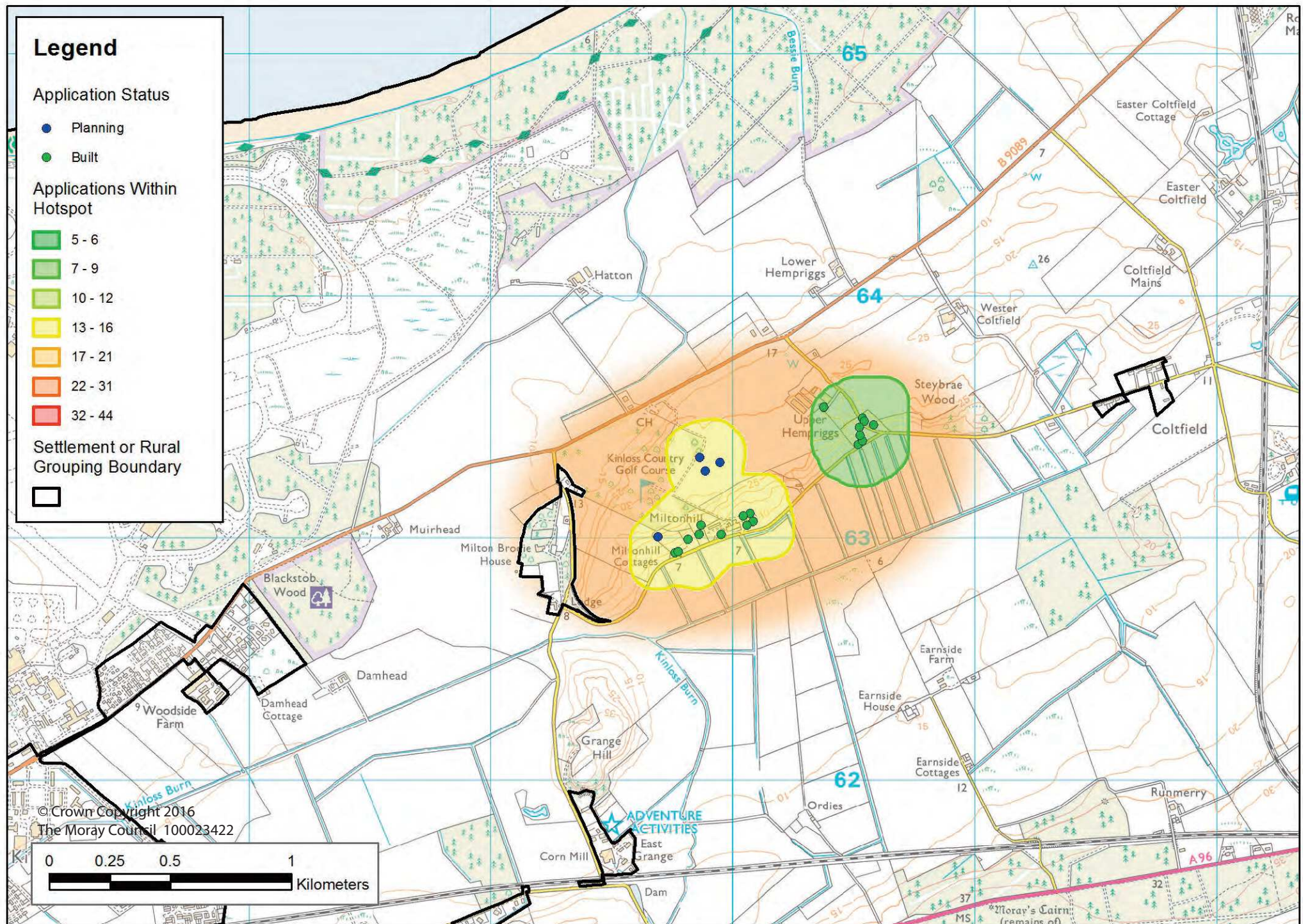
### Application Status

- Planning
- Built

### Applications Within Hotspot

- 5 - 6
- 7 - 9
- 10 - 12
- 13 - 16
- 17 - 21
- 22 - 31
- 32 - 44

### Settlement or Rural Grouping Boundary





# Mosstowie

A number of late 20th century bungalows and houses are aligned against the minor roads and more recently constructed houses tend to follow this pattern forming infilling between older properties. Area A forms a more concentrated linear grouping while areas B and C comprise a more cluster and space arrangement but are broadly linear in their proximity to the minor road.

Inter-visibility of new buildings does not have a significant cumulative impact. The sequential visual effects of cumulative build up experienced when travelling along the minor roads is however an issue. In close view some of the key effects include in Area A recently constructed houses being aligned contrary to the traditional settlement pattern.

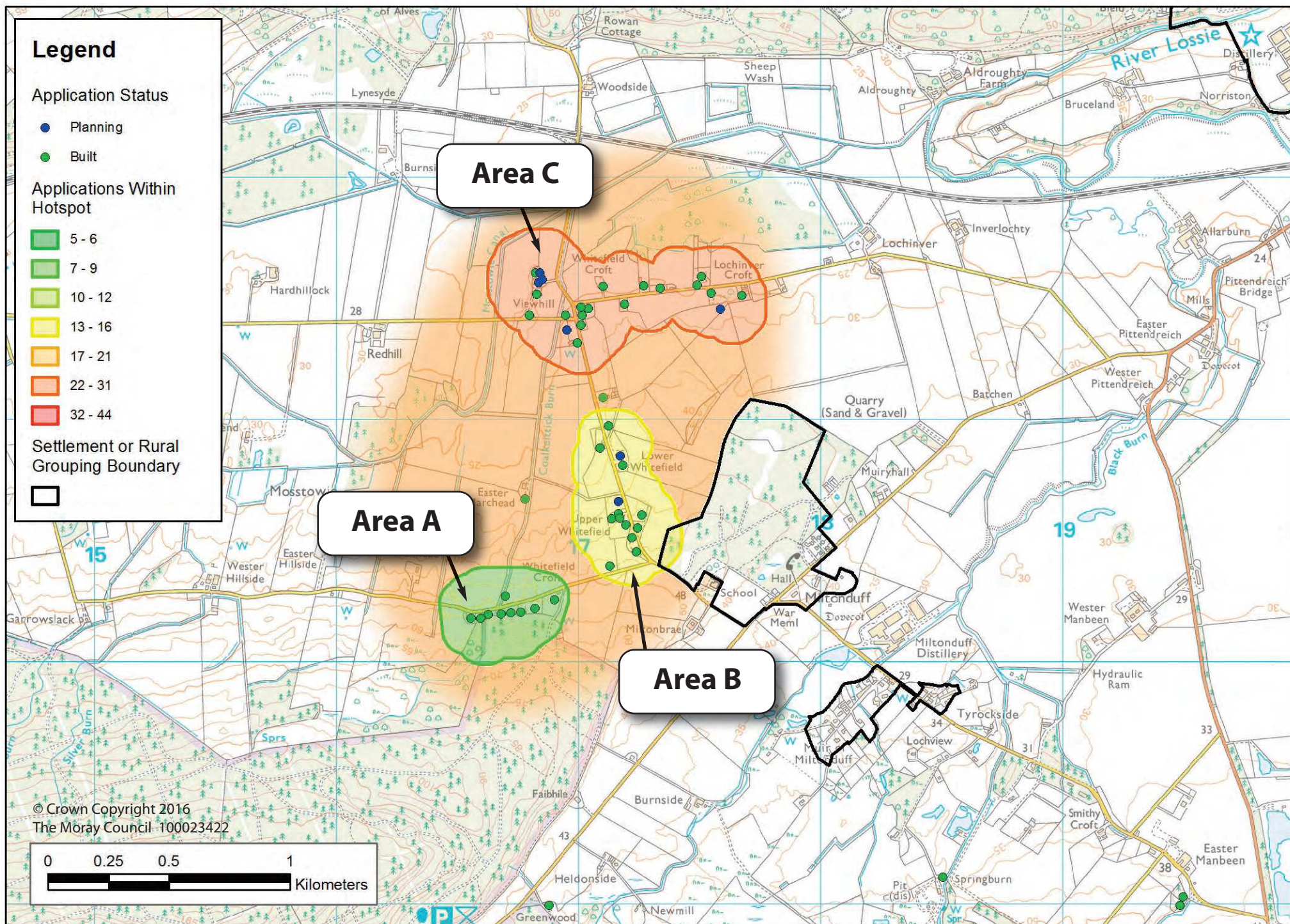
There are new dense clusters of development associated with farm steadings renovations including a number of recently constructed houses. These commonly appear incongruous in this area as the scale, layout and design is in contrast to traditional farmsteads

No further development should be undertaken in Area A due to the absence of any additional sites on the southern side of the minor road with an immediate backdrop of woodland. New housing on the northern side should be avoided as it would significantly increase the density of development in longer views.

Infilling between existing housing in Areas B and C would contribute to a more concentrated ribbon settlement form which is contrary to the dispersed settlement pattern of traditional buildings and would incur adverse sequential cumulative visual effects. The cumulative effects of concentrating development in Areas A-C together with increasing build up within nearby Miltonduff would impose a more urban settlement form inappropriate in the countryside and should therefore be avoided. There is only limited scope for a small number of compact 1½ storey new buildings to be accommodated in this study area. New development should only be consented in less open areas where existing trees/woodlands and the rolling land provide a degree of containment to avoid contributing to existing build up issues.









# Rafford

Rural housing development has significantly increased to the south west and north east of Rafford.

## Area A

A short row of modern housing in Area A associated with a small wooded bank to the west of the Marcassie Burn and while visually associated with the original village this area is set slightly apart from it. Further new housing development is discreetly located to the north west of Rafford in Site A but is largely screened by the rolling landform and woodland.

There is no scope to accommodate any further housing in the southern part of Area A. A limited number of discreetly sited and well designed houses of an appropriate scale and massing could be located in the northern part of the area.

## Area B

A number of widely dispersed and longer established large modern houses are located between Rafford and the embanked former railway line. Some of the properties are set in extensive grounds with considerable plantings of young native species and hedged boundaries. In time this planting will replicate the wooded characteristics of the surroundings. A limited number of discreetly sited, well designed houses could be accommodated in this area. New housing proposals should duplicate the extensive native planting and hedged boundaries of surrounding properties to assist development to integrate sensitively.

## Area C

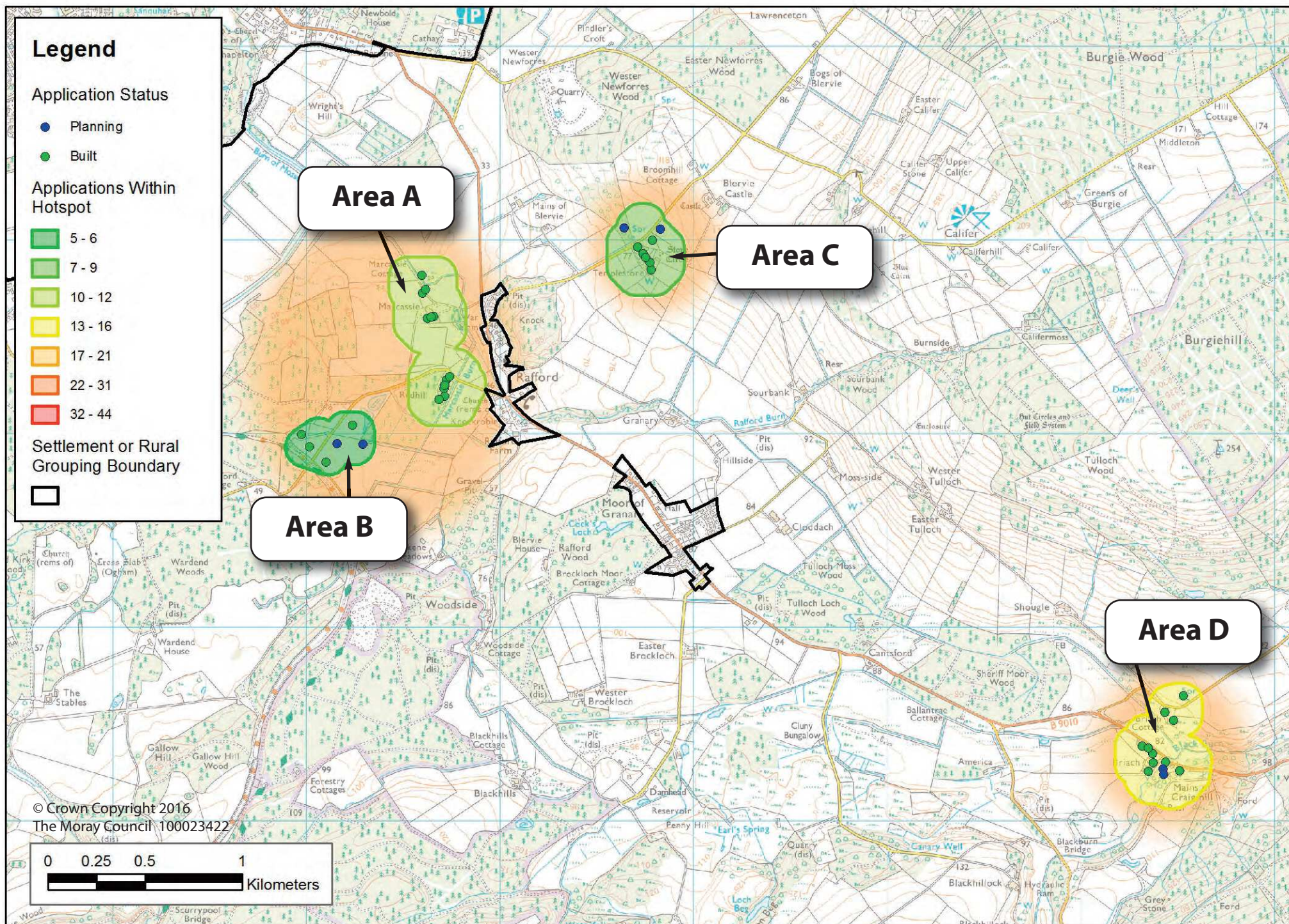
In the wider area around Rafford, new houses are dispersed along roads and occasionally form more concentrated linear groupings associated with a defined bank, edge of woodland or set along a minor road or track. Additional houses in this location would increase the incidence, density and prominence of housing and have a detrimental impact on the rural character of the area. On that basis no further development should be permitted in this area.

## Area D

Development at Mains of Craigmill is more clustered being associated with an old mill and farmstead. More dispersed new housing to the north east of Craigmill is highly visible from the B9010. No further development should be permitted in this area as the further build up of housing in this area will detract from views into the valley from this road.









# Birnie

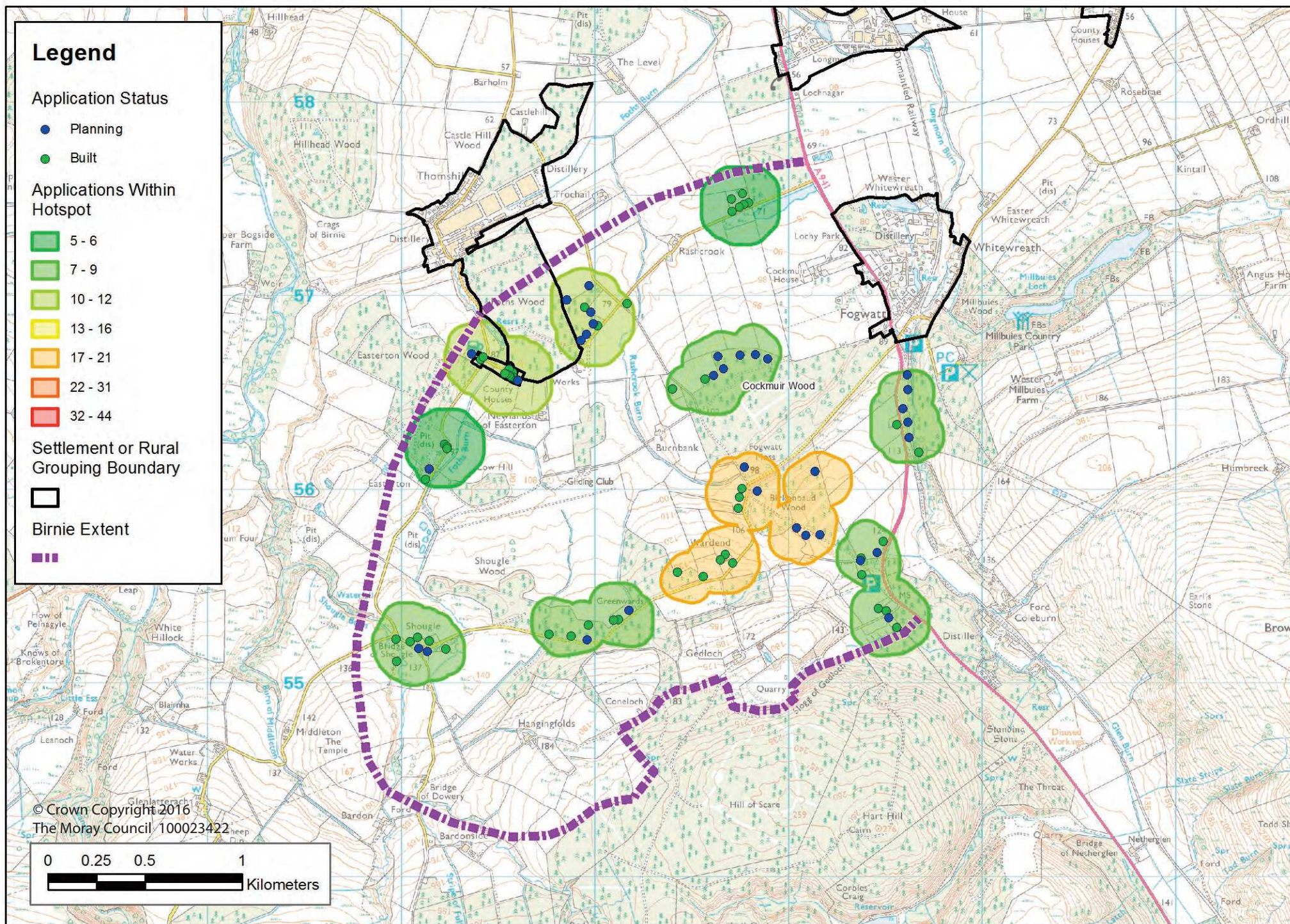
New buildings far outnumber older buildings in this area. New housing is predominantly largely aligned close to minor roads which form a broad loop to the west of the A941. Rolling landform and woodland helps to screen new houses in the wider views, more elevated and particularly large new properties are intrusive from minor roads in this location.

Some recently constructed houses are located on the outer edges of semi-mature managed pine woods but in elevated locations, orientated towards views of the Moray Firth. Although these properties are partially screened by woodland from the south, they are large, fairly close together and open to views from the north, resulting in the case of very recent building on the edge of Cockmuir Wood, in a prominent line of buildings seen above a small ridge.

The incidence and inter-visibility of large new houses in the Birnie area result in them being a major characteristic of the landscape. The rural character of the area is significantly diminished with a more peri-urban character prevalent. Landscape and visual capacity has therefore been exceeded in this area and no more development should be consented within the area delineated in purple on the adjacent map.









# Craigellachie

## Area A

Steep hill slopes to the north east of the settlement of Craigellachie and on the opposite side of the Fiddich feature a number of large 19th century stone houses set in mature wooded grounds. Newer houses are located in more open situations and are consequently more prominent from the A95.

Additional houses should only be accommodated on these hill slopes in exceptional circumstances where adequate screening is provided by mature woodland.

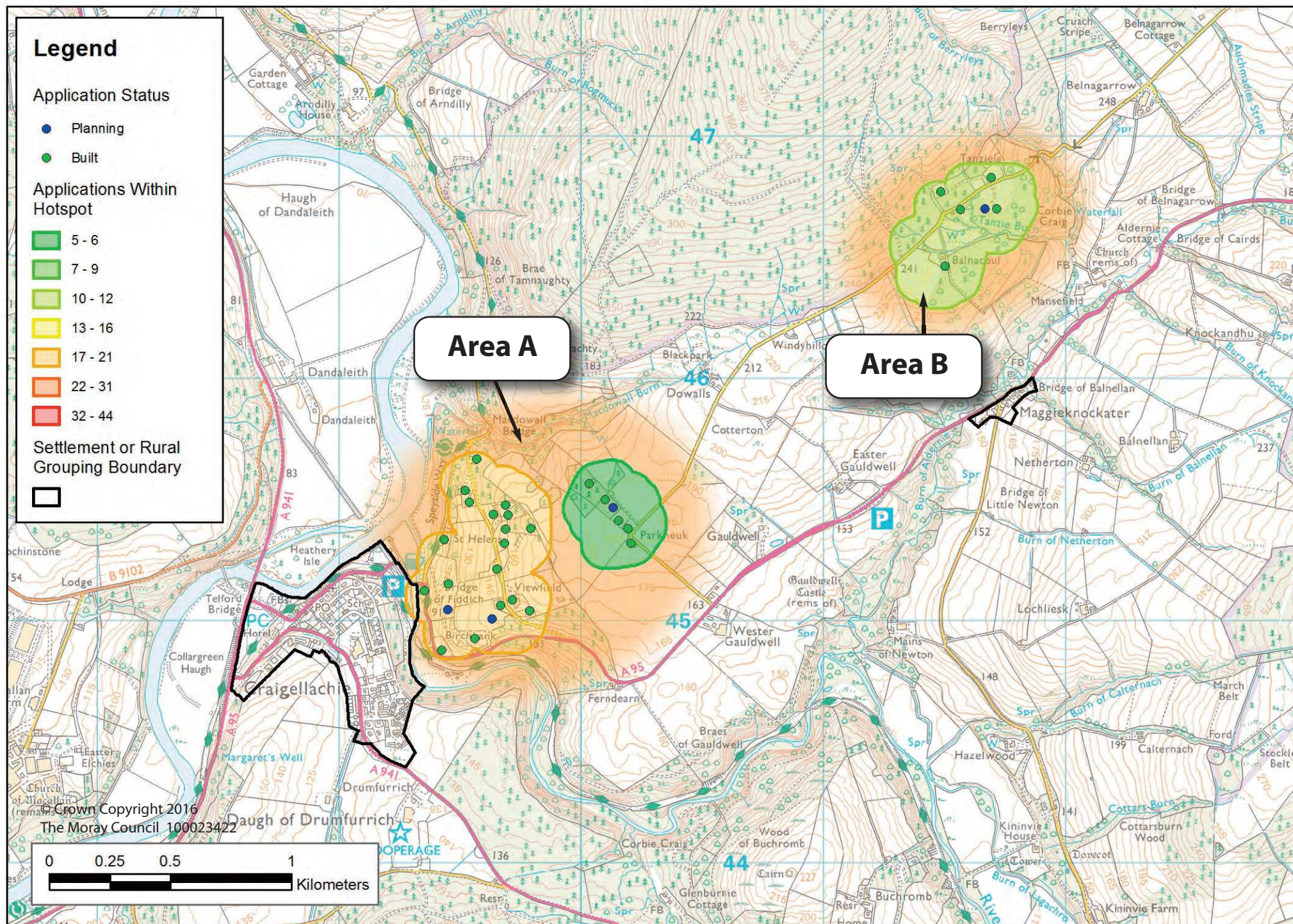
## Area B

New housing development in the Maggie Knockater area is more dispersed in character. New properties are generally smaller than those in other parts of Moray, for example Letterfourie/Hilton and Birnie study areas. New properties are aligned either side of the minor road above steep undulating slopes and are often backed by mature coniferous woodland. This area is elevated above the A95 and there is a little visibility of new housing from this well used road. Despite this cumulative build up is such that additional housing would likely affect the traditional settlement pattern and result in a more concentrated ribbon effect along the minor road.

There is very limited scope for any further development in this area.









# Archiestown

A build up of housing is evident with a particular concentration of new housing occurring to the east of Archiestown and close to the B9102. In some areas this concentration of new buildings result in them being a key characteristic of the landscape. The cumulative build up apparent across the study area threatens to detract from the distinctive pattern of small farms and planned settlements including nearby Archiestown.

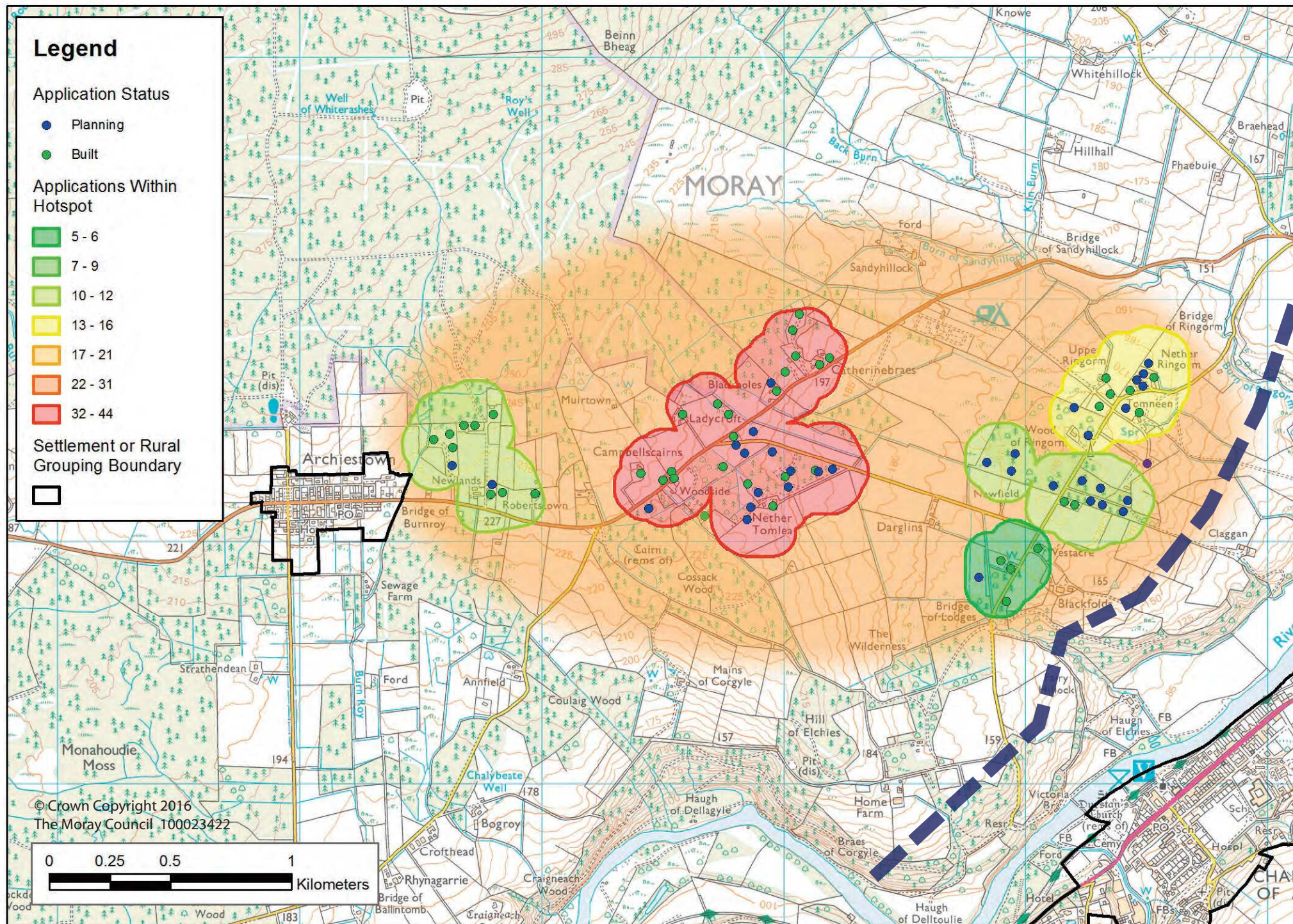
Further cumulative build up could significantly affect views from roads, footpaths and settlements. This would likely occur if further housing was allowed to south eastern edge of the study area, near the steep slopes, immediately above the River Spey, as annotated on the accompanying mapping.

Development is occurring within conifer woodlands, where new houses are sited in woodland, the poor quality plantation could diminish the screening provided by trees , removal of these trees would result in an incongruous loose cluster of houses being revealed unconnected to any landscape feature and contrary to the traditional settlement pattern. No further development should be consented within woodlands in the Nether Tomlea area and close to the B9012.

There may be some very limited scope for a small number of well-designed houses in parts of this study area although the potential effects on landscape and on views would have be carefully considered.









# Letterfourie/Hilton

This study area lies to the south of Buckie and surrounding the Drybridge area. There are many newer houses in this area and these are invariably significantly larger than the few older properties that are evident. New houses are fairly well space apart on the lower hill slopes but are more concentrated around Maryhill and in the Hill of Maud Crofts area.

Buildings are orientated to gain views over the Moray Firth and their principal elevation is therefore open and highly visible. Due to the concentration of new housing a new architectural style is now prevalent which has overwhelmed the older vernacular style of the relatively few older farms and cottages. There is a changed settlement pattern from sparsely settled rural area with small clustered villages to a much more settled rural area.

Additional housing would increase the incidence, density and prominence of dispersed housing although in terms of visibility, this area is not particularly well frequented and views of the A98 are distant.

There is some limited scope to accommodate further development in Maryhill to make it more tightly clustered and reflect the traditional settlement pattern. Beyond this no further development should be consented within the area delineated in purple on the accompanying map given the number of large scale new houses in this location that have had a detrimental impact on the rural character of the area.





