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## **Planning and Regulatory Services Committee**

**Tuesday, 13 November 2018**

**NOTICE IS HEREBY GIVEN** that a Meeting of the **Planning and Regulatory Services Committee** is to be held at **Council Chambers, Council Office, High Street, Elgin, IV30 1BX** on **Tuesday, 13 November 2018** at **09:30**.

### **BUSINESS**

**1 Sederunt**

**2 Declaration of Group Decisions and Members Interests \***

**3 Resolution**

Consider, and if so decide, adopt the following resolution:  
"That under Section 50A (4) and (5) of the Local Government (Scotland) Act 1973, as amended, the public and media representatives be excluded from the meeting for Items 17, 18 and 19 of business on the grounds that it involves the likely disclosure of exempt information of the class described in the relevant Paragraphs of Part 1 of Schedule 7A of the Act."

**4 Minutes**

**4a) Minute of Meeting dated 18 September 2018** **7 - 30**

**4b) Minute of Meeting dated 25 September 2018** **31 - 34**

**5 Written Questions \*\***

**CURRENT PLANNING APPLICATIONS**

**Guidance Note** **35 - 36**

**6 Planning Application 18/00811/APP 37 - 82**

Report by Appointed Officer

Development of a 4.7 hectare site to the north of the existing distillery to deliver 11 new cask warehouses, new access, formation of pond and associated landscaping at Land adjoining Benromach Distillery, Waterford Road, Forres for LDN Architects LLP

**SECTION 36 CONSENTS**

**7 Planning Reference - 18/00523/S36 83 - 138**

Report by Corporate Director (Economic Development, Planning and Infrastructure)

Proposed wind farm comprising of 7 wind turbines, 6 of a maximum height base to tip not exceeding 149.9m and 1 of maximum height not exceeding 134m, external transformer housing, site tracks, crane pad foundations, underground electricity cable, control building, temporary construction and compound, 2 borrow pits, associated works/infrastructure and health and safety signage at, Paul's Hill II Wind Farm, Ballindalloch, Moray

**8 Planning Reference - 18/00954/S36 139 - 148**

Report by Corporate Director (Economic Development, Planning and Infrastructure)

Construct and operate an offshore windfarm within the Moray Firth, known as Moray West Windfarm

**PROPOSAL OF APPLICATION NOTICES**

**9 18/01132/PAN – Proposal of Application Notice 149 - 158**

Report by Corporate Director (Economic Development, Planning and Infrastructure)

Residential development and associated infrastructure at Speyview, Aberlour

**10 18/01309/PAN - Proposal of Application Notice 159 - 166**

Report by Corporate Director (Economic Development, Planning and Infrastructure)

Proposed mixed use development with commercial/craft units, community spaces and dwellings, landscape/ecological enhancement proposals and new private road to serve development at North Whins, Findhorn, Forres

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|-----------|---|----------------------|
| <b>11</b> | <b>18/01190/PAN - Proposal of Application Notice</b>  | <b>167 -<br/>176</b> |
|           | Report by Corporate Director (Economic Development, Planning and Infrastructure)  |                      |
|           | Residential development and associated infrastructure at St Andrew's Road, Lhanbryde  |                      |
| <b>12</b> | <b>Progress of Application 17/00834/PPP for Planning Permission in Principle for Development on Land at Findrassie, Elgin</b> | <b>177 -<br/>184</b> |
|           | Report by Corporate Director (Economic Development, Planning and Infrastructure)  |                      |
| <b>13</b> | <b>Final Bilbohall Masterplan Supplementary Guidance</b>  | <b>185 -<br/>292</b> |
|           | Report by Corporate Director (Economic Development, Planning and Infrastructure)  |                      |
| <b>14</b> | <b>Flood Risk and Drainage Impact Assessment for New Developments Supplementary Guidance</b>                                  | <b>293 -<br/>300</b> |
|           | Report by Corporate Director (Economic Development, Planning and Infrastructure)  |                      |
| <b>15</b> | <b>Development Services Performance Report – Half Year to September 2018</b>  | <b>301 -<br/>306</b> |
|           | Report by Corporate Director (Economic Development, Planning and Infrastructure)  |                      |
| <b>16</b> | <b>Question Time ***</b>  |                      |
|           | Consider any oral question on matters delegated to the Committee in terms of the Council's Scheme of Administration.          |                      |

**Item(s) which the Committee may wish to consider with the Press and Public excluded**

## **17 Breach of Planning Control Encompassing Land at Burghead [Para 13]**

- Information, which if disclosed to the public, would reveal that the Authority proposes, for the purposes of consultation, make an order or direction under any enactment which might allow an individual or organisation to defeat the purpose of the notice or order;

## **18 Unauthorised Work to a Dwelling within Cullen Conservation Area [Para 13]**

- Information, which if disclosed to the public, would reveal that the Authority proposes, for the purposes of consultation, make an order or direction under any enactment which might allow an individual or organisation to defeat the purpose of the notice or order;

## **19 Unauthorised Work to a Dwelling within Forres Conservation Area [Para 13]**

- Information, which if disclosed to the public, would reveal that the Authority proposes, for the purposes of consultation, make an order or direction under any enactment which might allow an individual or organisation to defeat the purpose of the notice or order;

## **Summary of Planning and Regulatory Services**

### **Committee functions:**

Town and Country Planning; Building Standards; Environmental Health; Trading Standards; Weights & Measures, Tree Preservation Orders, and Contaminated Land issues.

**Any person attending the meeting who requires access assistance should contact customer services on 01343 563217 in advance of the meeting.**

<b>GUIDANCE NOTES</b>
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\* **Declaration of Group Decisions and Members Interests** - The Chair of the meeting shall seek declarations from any individual or political group at the beginning of a meeting whether any prior decision has been reached on how the individual or members of the group will vote on any item(s) of business on the Agenda, and if so on which item(s). A prior decision shall be one that the individual or the group deems to be mandatory on the individual or the group members such that the individual or the group members will be subject to sanctions should they not vote in accordance with the prior decision. Any such prior decisions will be recorded in the Minute of the meeting.

\*\* **Written Questions** - Any Member can put one written question about any relevant and competent business within the specified remits not already on the agenda, to the Chair provided it is received by the Proper Officer or Committee Services by 12 noon two working days prior to the day of the meeting. A copy of any written answer provided by the Chair will be tabled at the start of the relevant section of the meeting. The Member who has put the question may, after the answer has been given, ask one supplementary question directly related to the subject matter, but no discussion will be allowed.

No supplementary question can be put or answered more than 10 minutes after the Council has started on the relevant item of business, except with the consent of the Chair. If a Member does not have the opportunity to put a supplementary question because no time remains, then he or she can submit it in writing to the Proper Officer who will arrange for a written answer to be provided within 7 working days.

\*\*\* **Question Time** - At each ordinary meeting of the Committee ten minutes will be allowed for Members questions when any Member of the Committee can put a question to the Chair on any business within the remit of that Section of the Committee. The Member who has put the question may, after the answer has been given, ask one supplementary question directly related to the subject matter, but no discussion will be allowed.

No supplementary question can be put or answered more than ten minutes after the Committee has started on the relevant item of business, except with the consent of the Chair. If a Member does not have the opportunity to put a supplementary question because no time remains, then he/she can submit it in writing to the proper officer who will arrange for a written answer to be provided within seven working days.

Clerk Name: Lissa Rowan

Clerk Telephone: 01343 563015

Clerk Email: [lissa.rowan@moray.gov.uk](mailto:lissa.rowan@moray.gov.uk)

# **THE MORAY COUNCIL**

## **Planning and Regulatory Services Committee**

### **SEDERUNT**

Councillor David Bremner (Chair)  
Councillor Amy Patience (Depute Chair)  
Councillor George Alexander (Member)  
Councillor John Cowe (Member)  
Councillor Gordon Cowie (Member)  
Councillor Paula Coy (Member)  
Councillor John Divers (Member)  
Councillor Ryan Edwards (Member)  
Councillor Claire Feaver (Member)  
Councillor Louise Laing (Member)  
Councillor Marc Macrae (Member)  
Councillor Aaron McLean (Member)  
Councillor Ray McLean (Member)

Clerk Name: Lissa Rowan  
Clerk Telephone: 01343 563015  
Clerk Email: [lissa.rowan@moray.gov.uk](mailto:lissa.rowan@moray.gov.uk)