



**REPORT TO: PLANNING AND REGULATORY SERVICES COMMITTEE ON
8 OCTOBER 2019**

**SUBJECT: 19/00930/PAN – R15 DEVELOPMENT SITE, BILBOHALL ROAD,
ELGIN, MORAY**

**BY: DEPUTE CHIEF EXECUTIVE (ECONOMY, ENVIRONMENT AND
FINANCE)**

1. REASON FOR REPORT

- 1.1 To inform the Committee that a Proposal of Application Notice (PAN) was submitted on 26 July 2019 by Moray Council, on behalf of The Bilbohall Consortium.
- 1.2 This report is submitted to Committee in terms of Section III (E) (1) of the Council's Scheme of Administration relating to exercising the statutory functions of the Council as a Planning Authority.

2. RECOMMENDATION

2.1 It is recommended that:

- (i) in noting the terms of this report, the Committee advise upon any provisional views/relevant issues that Members of this Committee (or any other Member(s) of the Council) wish to raise about the proposed development so that these matters can be recorded and thereafter fed back to the prospective applicant in order to inform the development of their proposed formal application for planning permission; and
- (ii) the matters raised by the Committee also be forwarded to consultees likely to be involved in any formal application for planning permission for the proposal.

3. BACKGROUND

- 3.1 Scottish Government has published guidance which encourages elected members to highlight any issues with a proposed development at the pre-

application stage which they would wish to see taken into account within any formal application for planning permission.

- 3.2 Following consideration by this Committee on 11 November 2014 it was agreed that any PAN received after this date would be reported to Committee to give Members of the Committee, and the Council, the opportunity to identify any key issues/provisional views about the proposed development and that these matters be reported back to the applicant (paragraph 4 of the Minute refers).
- 3.3 This current report is not about the merits of the proposed development but rather, based on local knowledge of local issues and wider concerns, etc. Members are invited to identify any matters relevant to the proposal. These will be reported back to the prospective applicant for their information and attention, and to inform the development of the proposed application. It is also proposed that, for information, Members' comments be forwarded to consultees likely to be involved in any formal application for planning permission for the proposal.
- 3.4 As described, this PAN relates to a proposal for Development of housing and associated infrastructure in the areas identified in the Bilbohall Masterplan, Elgin. The PAN includes a Location Plan (**Appendix 1**) which defines the extent of the proposed development site. No house designs or site layout arrangements have been provided at this stage but the adopted Bilbohall Masterplan does give specific guidance about anticipated layout, infrastructure and landscaping for the area. The area is currently occupied by a number of designations (R3 Bilbohall South, R4 South West Elgin High School, R12 Konockmasting Wood, CF2 Edgar Road and OPP7 Bilbohall) within the Elgin Settlement boundary.
- 3.5 Relevant to the current Hierarchy Regulations and for residential development on a site which exceeds 2 hectares, the proposal would be a major development for planning purposes. As such, the proposal would be subject to PAN and pre-application consultation with the local community.
- 3.6 Beyond the consultation that was undertaken as part of the master planning process, a formal response has been issued to the applicant to confirm that the proposed arrangements for engaging with the local community are sufficient. The applicant has served a copy of the PAN on Elgin Community Council and has been encouraged to consult with relevant residents associations also.

4. SUMMARY OF IMPLICATIONS

(a) Corporate Plan and 10 Year Plan (Local Outcomes Improvement Plan (LOIP))

Identifying key issues at an early stage to assist with front loading major planning applications is a vital aspect of supporting and facilitating the Council's priority for economic development in Moray.

(b) Policy and Legal

Scottish Government guidance on the role of councillors in pre-application procedures affords elected members the opportunity to offer general provisional views on forthcoming developments which are the subject of a PAN where the details of the development have yet to be finalised.

(c) Financial implications

None.

(d) Risk Implications

None.

(e) Staffing Implications

None.

(f) Property

None.

(g) Equalities/Socio Economic Impact

None.

(h) Consultations

The Corporate Director (Economic Development Planning & Infrastructure), the Head of Development Services, Legal Services Manager, Building Standards and Development Management Manager, the Equal Opportunities Officer, Strategic Planning and Delivery Manager, and Lissa Rowan (Committee Services Officer) have been consulted, and comments received have been incorporated into the report.

Members of Moray Council who are not on the Planning & Regulatory Services Committee have also been consulted and any views received on the proposal will be made known at the meeting.

5. CONCLUSION

- 5.1 The Council has received a PAN intimating the intention that a formal application for planning permission will be submitted for a major development proposal, in this case for permission for development of housing and associated infrastructure in the areas identified in the**

Bilbohall Masterplan area at Bilbohall, Elgin. The Committee (and any other Member(s) of the Council) are asked to identify any provisional views/relevant issues which they would wish to see taken into account and inform the development of the proposal.

Author of Report: Neal MacPherson, Principal Planning Officer

Background Papers:

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