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

**SUBJECT: DISCHARGE OF PLANNING CONDITION IMPOSED ON  
19/00550/APP – LINKWOOD STEADING, LINKWOOD ROAD,  
ELGIN**

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

**1. REASON FOR REPORT**

- 1.1 To inform the Committee of the details submitted by the applicant to discharge condition 2 imposed on decision notice 19/00550/APP in relation to a scheme of material finishes for the external walls of the 6 apartments granted consent on 25 September 2019.
- 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 Planning Authority.

**2. RECOMMENDATION**

- 2.1 **It is recommended that the Committee agree to discharge condition 2 imposed on planning permission 19/00550/APP and approve the details submitted, Appendix 1 (Appendix 2 - Option 2) subject to the feature stone being reclaimed or natural stone and the timber features and roughcast finish to be replaced with reclaimed or natural stone.**

**3. BACKGROUND**

- 3.1 Planning consent was granted under reference 19/00550/APP at the Planning and Regulatory Services Committee on 20 August 2019 subject to a number of planning conditions and modification of a S.75 legal agreement (para 10 of the Minute refers). The consent was issued on 25 September 2019.
- 3.2 Members of this committee agreed the Officers recommendation subject to the details for discharging condition 2 to be brought back before this committee for consideration and final discharge.

#### 4. **Observations**

4.1 Condition 2 imposed on planning consent 19/00550/APP states the following:

Notwithstanding the details shown on drawing EL43\_STDNG\_PL01 Rev A hereby approved, prior to any development commencing a scheme of material finishes for the external walls shall be submitted to and approved in writing with the Council, as Planning Authority. The scheme must show the walls of the front south west facing elevation finished in stone reclaimed from the steading that previously stood on the site and if necessary, new natural stone work incorporated, along with an appropriate arch feature to the ground floor window of the central gable. Thereafter the development shall be implemented in accordance with the approved details.

**Reason:** In the interest of the character of the development and surrounding area.

4.2 The applicant Springfield Properties have now submitted options to seek compliance with this condition and stated that these “are the only commercially suitable proposals which would allow development to proceed”. For the avoidance of doubt no information has been provided to support this statement. The applicant has also stressed that the original steading had infilled concrete openings which reduced the proportion of actual stone used in the building. **Appendix 2** shows the two options presented and the percentage of the elevation proposed to be in stone.

4.3 The reason for the condition was to ensure the character of the original steading was re-created and without the whole of the front elevation being in natural stone (excluding the openings) this would not occur. The introduction of timber and roughcast alongside the stone creates a mixed palette of materials that creates a building with a modern feel and fails to replicate the essential character and materials of the original steading that has been lost. The subsequent infill of former openings with concrete blocks would not negate the need to diminish the merits of the façade that was to be re-constructed.

4.4 In terms of Moray Local Development Plan 2015, policy PP3 Placemaking has a strong emphasis on high quality outcomes including creating places with character and identity. Linkwood Steading was part of the R10 designation required the main façade to be retained. On this basis the details are only recommended to be agreed subject to the feature stone being reclaimed or natural stone and the timber features and roughcast finish being replaced with reclaimed or natural stone.

#### 5. **SUMMARY OF IMPLICATIONS**

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

High quality development supports economic development.

- (b) Policy and Legal**  
Town & Country Planning Act 1997 and Adopted Moray Local Development Plan 2015.
- (c) Financial implications**  
None.
- (d) Risk Implications**  
None.
- (e) Staffing Implications**  
None.
- (f) Property**  
None.
- (g) Equalities/Socio Economic Impact**  
None.
- (h) Consultations**  
Head of Development Services, Strategic Planning & Delivery Manager,  
Legal Services Manager and Lissa Rowan, Committee Services Officer.

## **6. CONCLUSION**

- 6.1 Agree the discharge of condition 2 imposed on 19/00550/APP and approve the details submitted, Appendix 1, (Appendix 2 - Option 2) subject to the feature stone being reclaimed or natural stone and the timber features and roughcast finish to be replaced with reclaimed or natural stone.**

Author of Report: Beverly Smith, Development Management and Building Standards Manager

Background Papers: Appendix 1 & 2  
Ref: