

REPORT OF HANDLING

| | | | |
|--------------------------------------|---|-------------------------|----------------|
| Ref No: | 13/01540/APP | Officer: | Lisa Mackenzie |
| Proposal Description/ Address | Extend planning consent ref 10/00918/APP for redevelop farm steading to provide 2 houses at Hangingfolds Birnie Elgin Moray | | |
| Date: | 23.09.2013 | Typist Initials: | JC |

RECOMMENDATION

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

CONSULTATIONS

| Consultee | Date Returned | Summary of Response |
|---|----------------------|-----------------------------------|
| MOD Safeguarding - Wind | 06/09/13 | No objection |
| Aberdeenshire Council Archaeology Service | 30/08/13 | No objection subject to condition |

DEVELOPMENT PLAN POLICY

| Policies | Dep | Any Comments (or refer to Observations below) |
|--|------------|--|
| Policy 1(e) | N | |
| H7: Re-use/Replace of Build in Country | N | |
| T2: Provision of Road Access | N | |
| T5: Parking Standards | N | |
| EP4: Private Water Supplies | N | |
| EP5: SUDS | N | |
| EP9: Contaminated Land | N | |
| EP10: Foul Drainage | N | |
| IMP1: Development Requirements | N | |

REPRESENTATIONS

| | | |
|---|--|----|
| Representations Received | | NO |
| Total number of representations received | | |
| Names/Addresses of parties submitting representations | | |

| | |
|---|---------|
| Name | Address |
| Summary and Assessment of main issues raised by representations | |
| Issue: | |
| Comments (PO): | |

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The Proposal

This application seeks permission to extend the planning permission for a house granted under application 10/00918/APP on 9 September 2010. The proposal is to vary the terms of condition 1 of that permission which requires the development to begin within 3 years of the date of the decision. The 2010 permission has now lapsed but was live at the time the current application was validated.

The Site

The site is part of the farm complex at Hanningfolds. The farm house is on the other side of the track to the south east of the application site. There are no other houses in the immediate vicinity but there is dispersed development elsewhere in the surrounding area.

Assessment

There has been no material change in policy since the original application was determined. Since the original application was determined the site has been designated as part of a MOD safeguarding zone. The MOD has been consulted on this application but have no objections. The Archaeology Service has requested that the previous condition requiring the submission of photographic record is repeated. This will be the case as the previous conditions will remain unaltered by this permission. This proposal remains acceptable and accords with the development plan.

The proposal to extend the time period for the implementation of the existing consent is considered to be acceptable. The other conditions of the consent will remain unaltered by this decision.

Recommendation

Grant Planning Permission

REASON(S) FOR DECISION

The Council's reason(s) for making this decision are:-

The proposal accords with the provisions of the development plan and there are no material considerations that indicate otherwise.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

None .

| HISTORY | | | |
|----------------------|---|-----------|-------------------------|
| Reference No. | Description | | |
| 10/00918/APP | Redevelop farm steading to provide 2 dwellinghouses at Hangingfolds Birnie Elgin Moray IV30 8RP | | |
| | Decision | Permitted | Date Of Decision |

| ADVERT | | |
|-------------------------|--------------------------|-----------------------|
| Advert Fee paid? | Yes | |
| Local Newspaper | Reason for Advert | Date of expiry |
| Northern Scot | No Premises | 19/09/13 |
| PINS | No Premises | 19/09/13 |

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

| DOCUMENTS, ASSESSMENTS etc. * | | |
|---|--|----|
| <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: | | |

| S.75 AGREEMENT | | |
|--|--|----|
| Application subject to S.75 Agreement | | NO |
| Summary of terms of agreement: | | |
| Location where terms or summary of terms can be inspected: | | |

| DIRECTION(S) MADE BY SCOTTISH MINISTERS (under DMR2008 Regs) | | | |
|---|---|--|----|
| Section 30 | Relating to EIA | | NO |
| Section 31 | Requiring planning authority to provide information and restrict grant of planning permission | | NO |
| Section 32 | Requiring planning authority to consider the imposition of planning conditions | | NO |
| Summary of Direction(s) | | | |