

Notice of Review Reference: 14/00010/RBREF

Original Planning Reference: 13/00603/FUL

DECISION NOTICE OF THE HIGHLAND COUNCIL PLANNING REVIEW BODY

- Application for review by Mr I MacIannan
- Site address: Land South West of Tigh Lasgach, Geddes, Nairn
- Proposal: Erection of house
- Reason for Notice of Review: Refusal of application by appointed officer
- Related Plans:

<u>Type of Plan</u>	<u>Plan No.</u>	<u>Version</u>	<u>Date Plan Received</u>
Location Plan	1010.1598.04	A	23.10.2013
Floor Plan	0506.1060.02B		07.02.2013
Elevations	0506.1060.03		07.02.2013

This Notice constitutes the formal decision notice of the Planning Review Body as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

The Planning Review Body **dismissed** the Notice of Review, for the reasons noted below, namely:

1. The proposed development would generate a level of traffic using the site access which would adversely affect road safety because of inadequate visibility in both directions. Provision of adequate visibility in a southerly direction would result in the loss of trees and a retaining wall, impacting adversely on landscape character and visual amenity, and the applicant is unable to secure control over the land necessary to provide adequate visibility in a northerly direction.

Dated: 3 July 2014

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Clerk to the Planning
Review Body

Notice Under Regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

1. If the applicant is aggrieved by the decision of the planning authority-
 - (a) to refuse permission for the proposed development;
 - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - (c) to grant permission or approval, consent or agreement subject to conditions,the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. 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 V of the Town and Country Planning (Scotland) Act 1997.