Darren Westmacott

From: Bill Henderson [redacted]
Sent: 13 July 2016 16:34
To: Darren Westmacott
Subject: Covesea App ref: 16/00555/APP

Dear Mr. Westmacott,

Your Ref: DW/LR162

Thank you for the opportunity to comment on the review of the above application.

I wish to reiterate my previous strong support for this proposal.

In addition it seems to me to be perverse that no attempt has been made by the parties to recognise that the bothy referred to in the applicants' review statement would appear to completely satisfy (and in fact far exceed) the requirements of Policy H6 of the Moray Local Development Plan 2015 (re-use and replacement of existing buildings in the countryside). With good will all round is there really no way to allow the current proposal in such a way that would prevent the applicant (or successor) applying (presumably successfully) for permission to erect a house on the bothy site under this Policy? As well as satisfying Policy H6 the re-use/replacement of this bothy would also appear to actually comply with CPZ Policy E8 (b) an appropriate extension or change of use to existing buildings, or replacement of existing buildings. I am sure that the Council would not wish a new house to be erected on the bothy site and I am sure that most members of the public would not wish that either as it is on a much more prominent site than that proposed in this application.

I also wish to express my concern that whilst the 5 (?) letters of objection were given extensive coverage in the Statement of Handling originally published with the decision by officers, the 6 (?) letters of support were not referred to at all. I understand that there was a letter of support from the local MSP as well as a petition with 150 signatures. These were not referred to either. In the corrected version of the Report of Handling the supporters' letters and that of the MEP were referred to but only in the most cursory terms. The petition was not mentioned. It would be forgivable to conclude that the objectors' views were given very much more weight than those of the supporters. Of course I am sure that this was not the case and in any event I trust that the Review Body will be able to fully consider all comments on this application in the proper manner.

Forgive the question marks in the above paragraph but I have had to do this from memory as for some reason the Report of Handling is no longer available for view on the website. Is this correct procedure?

I also observe that under "public comments" the following appears:

- Total Consulted: 11
- Comments Received: 3
- Objections: 2
- Supporting: 1

I do not understand this. If this refers to the original application it is patently wrong at best and at worst extremely misleading.

I conclude with restating part of my original letter in the hope that Moray Council can work proactively and constructively with the applicants to find a sensible way forward out of this impasse:
“It is clear that there has to be someone living here and I **urge the planning authority to find a way to help this happen** without prejudicing other important considerations.
Whilst I understand that a dwelling house in the open countryside is often not allowed I urge you to allow a house here because it is such a fundamental requirement for the success of the venture as a whole.”

Yours,

William Henderson.