

Darren Westmacott
Committee Services Officer
Clerk to MLRB
Moray Council
Elgin IV30 9BX

27/07/2016

Dear Mr Westmacott

Planning application 16/00555/APP Caretaker's house at Covesea Golf course

Thank you for your letter of 12 July 2016, giving notice of the review of this application. I hold to my previous objections and would just like to add that there has never been full time habitation in this secluded site in the Coastal Protection Zone. The salmon bothy referred to would have had seasonal, temporary use only. It would have been without the trappings of a modern house such as electric light and would in no way have diminished the local environment. Development of the salmon bothy has been turned down in the past. Positioning a new house to the back of this amphitheatre would violate the quiet nature of the place and be out of line with the Coastal Protection Zone. If the refusal is overturned, what would there be to stop development in the secluded coves to the west?

As already said, the proposed 2 storey house is not an extension of, or change of, an existing building and should therefore be refused (Policy E8 /CPZ). It would introduce a 24 hour presence of humans into an area valued for its wildlife, its wild open beach, and its fragile dunes. The tranquillity of the area in the evening after golfers have gone home would be spoilt by lights and noise.

The two large buildings on the site have already changed the nature of the original planning permission of 1991, and surely the risk of vandalism would have been considered acceptable by the applicants at that time.

I beg you to continue to protect Moray's coastline and to maintain the refusal of this application.

Yours sincerely
Mary Byatt