

Darren Westmacott

From: Raymond Wood [REDACTED]
Sent: 30 December 2016 12:16
To: Darren Westmacott
Subject: Planning Application 16/01653/APP - Proposed Caretaker's House at Covesea Golf Course, Lossiemouth

Observations in support of above application

Re the above development, the decision by Planning to refuse the application was based on their interpretation of the various Policy regulations pertaining to the application. However that decision is now open to review.

It is now up to the MLRB committee members to decide if there are other considerations which should be taken into account in deciding if there is a case for a relaxation of those regulations.

I would suggest a strong case can be made as follows:

- 1. Caretaker presence on the site is vital given the remote location and recent past history of fire in particular and theft.*
- 2. CCTV is not an effective deterrent in this case due to Police and Fire Brigade being based in Elgin, making response times wholly inadequate to be effective.*
- 3. Combining Café and House (as has been suggested) would mean a building at least twice as big and much more visible.
Exactly the opposite to what is required.*
- 4) In order to be even more inconspicuous than café or shed the house would be sited further back into the hill.*
- 5) The applicants have taken great care at considerable expense to ensure the house design was acceptable to Planning
and complements that of the café.*
- 6) Only the Chair's 'grudgingly decline' casting vote at the LRB meeting in August decided against approval of the application.*
- 7) Covesea Golf Course and Café are an important asset to the area providing employment and as a visitor attraction.*
- 8) The applicants see this as the next phase in their long term plan for the Covesea Golf Course and Café facility.*

Now Mr and Mrs Burnett need the support of the MLRB members to ensure this happens.

Raymond Wood,
[REDACTED]