

Monday, 27 May 2019

Our Ref: 180005/GOSLING-CROCKART/AM

Your Ref: LR/LR224

Mrs Lisa Rowan

Clerk of the Moray Local Review Body
Moray Council
High Street
Elgin
IV30 1BX

**PLANNING APPEAL - PROPOSED DWELLING WITHIN THE GROUNDS
OF TORRIESTON HOUSE, PLUSCARDEN**

Dear Lisa

Thank you for your letter of 13 May 2019, enclosing 8 written representations for our consideration.

The representations, as expected, clearly resist the prospect of any new houses within the proximity of their Pluscarden Valley homes and whilst this concern might attract some empathy, most of the issues raised (such as road safety etc) have all been resolved and approved within the original Planning Application Process.

The merits of this development continue to be the matter of a particularly **subjective** debate, despite Moray Council actually presenting the land at Torrieston House as being suitable for development in the recent MLDPR "call for sites" process.

That particular submission by Moray Council officers was initially hindered by suspected issues relating to road safety and access, which have all now been suitably resolved and approved in the midst of the current application by the appellant.

It is important to note that the several objection raised with regard to access and road safety should be dismissed as this aspect of the application has been approved in full by the Local Authority Transportation team.

The remaining objections focus heavily on the suitability of the site for development and we continue to remind all parties that this site was a suggested site for development by Moray Council in the current Local Development Plan.

We continue to suggest that all the requirements of Policy in respect of new housing in the countryside are met within this application (ie back drop, siting, location, settlement pattern etc) and that the site cannot be seen to any significant degree and for any significant length of time when passing the site by car etc.



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Summary

We do not see any significant new or unique material matter being raised by any of these representations that have not already been covered by the current reason for refusal.

The site continues to enjoy features which satisfy Planning Policy and notwithstanding the significant material matter offered by Councils' own initial hopes to see this field designated for housing in the forthcoming Local Plan.

I trust this response, on behalf of the appellant, is considered appropriate and helpful in this case and we look forward to the findings of the Board in due course.

Sincerely yours,

C.J.S MACKAY
PRINCIPAL DESIGNER & PLANNING CONSULTANT
CM DESIGN

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