

Lissa Rowan

From: [REDACTED]
Sent: 14 July 2019 14:54
To: Lissa Rowan
Subject: Re NOR LR/LR225 of Planning Application: 18/01568/aPP

Dear Lissa

I have read Ms B A.Court's submissions and wish to raise the following points:

.1 The plot is outside the Findhorn Village conservation area, as far as I am aware there is no designation as "close to the conservation area"

2. Of Ms A'Court's own volition her plot is below the size of that required by the policy H3 in the current Local Plan and in the previous local plan for house plots formed by subdivision, her previous application in 2014 was refused for the same reasons.

3. I understand Ms A'Courts concerns of what she calls investment homes/holiday homes as the village now has over 50% of properties as holiday/rental homes, but her immediate neighbours [REDACTED] [REDACTED] have modern houses outside the Conservation Area both built since 2002 and occupied on a permanent basis.

4. The statement that her property "is more like the original fishing village homes" is utter nonsense, my previous property [REDACTED] [REDACTED] is a traditional "Fishing Village Home". Stone built from Hopeman Sandstone, Dormer Windows, Wooden Split front door, how does this resemble anything Ms A'Court has submitted.

5. The Applicant seems to have a problem with my house [REDACTED] which was built in 2003, I had planning permission granted in 1999 but had to wait for Scottish Water to upgrade the Sewage Treatment Works at Kinloss as it was running at overcapacity. I was finally given the go ahead in May 2003 to build my house, the planners at the time insisted on Slate Roof, Dummy Chimney,s, Windows with a Vertical Emphasis, Gable Window on Second Floor to mimic the Windows on old Fishing Village Homes where nets used to be dried upstairs.

6 She also mentions a Hot Tub and Summer House on [REDACTED] land adjoining her plot, neither of which require planning as far as I am aware and have been in situ since 2006.

7. Parking, the 2011 parking regulations for new builds require 2 Car parking Spaces for houses of three Bed and below. Ms A'Court mentions she will" fence the parking area once built" I have had issues with Ms A'Courts visitors parking on [REDACTED] land adjacent to her plot for the last 22 years. Which brings me to the issue of Emergency Service Vehicles access and Tradesmen Parking on this very cramped site.

7a. There is no access to this site for Fire Service Vehicles, the access lanes are too narrow to allow access. [REDACTED] at 159c Findhorn immediately in front of Ms A'Corts site were made to fit a Sprinkler System as the Fire Service Report said they could not access the property, I trust Ms A'Court will have the same conditions applied , especially with a Wooden House.

7b. [REDACTED] at 159c Findhorn had to provide a Hammerhead Turning Area to allow the turning of their vehicle on their property so as not reversing out onto the lane, No such area shown on Ms A'Courts Plans

8 I trust Ms A'Court being such an Eco Warrior will have the current trees that stand on the footprint of her proposed house as an internal feature, or as I suspect will they be cut down.

Please consider these submissions when looking at the applicants NOR.

Regards

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