



DEVELOPMENT SERVICES

Beverly Smith

**Development Management &
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Moray Council

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Mrs Lissa Rowan
Committee Services Officer
Clerk to the MLRB
Moray Council

email: beverly.smith@moray.gov.uk

Website: www.moray.gov.uk

Your reference: LR/LP225

Our reference:

Sent via email:

lissa.rowan@moray.gov.uk

6 September 2019

Dear Lissa,

Town and Country Planning (Schemes of Delegation and Local Review Procedure (Scotland Regulations 2013 (the Regulations)

Notice of Review: Planning Application 18/01568/APP – Plot 1, Innesmhor, Findhorn, Forres, Moray, IV36 3YL

I refer to your letter dated 30 August 2019 and opportunity to make representations on the new evidence. For the sake of completeness I have the following comments to make on the points raised that I consider would assist the Members of the Local Review Board in making a decision. These are as follows:

- Point 1 – "Policy H3 and IMP1 - clearly told that the plot size of 397 squarer metres was sufficiently close to the 400 sq.m guideline"

Comment: I have no written record of where this was stated so am unable to comment. For the sake of clarity the proposed plot size is 358 square metres.

- Point 5 – "So the plots actual size may have been mis-perceived"

Comment: The Officer who dealt with the case confirmed that from a visual observation of the site and its size he was satisfied that there was no confusion or doubt regarding the extent and size of the site proposed.

- "██████████ ...no space for 2 cars"

Comment: The reference number for this planning consent is 16/01617/APP at 110 Findhorn and was determined by the Planning & Regulatory Services Committee. The site plan shows space for 2 cars and this was the subject of a planning condition.

- “[REDACTED], has also been granted permission to build on a small plot”

Comment: This planning consent was granted under reference 16/00275/APP for a replacement dwelling at 133 Findhorn with an amended design approved under reference 17/00865/APP. Both applications were approved under delegated powers.

- “[REDACTED] was granted permission in 2012 for a log holiday cabin”

Comment: A dwelling was approved under reference 00/00665/FUL on site adjacent to 159 Findhorn by the Environmental Services Committee. Subsequently retrospective planning consent was granted under reference 02/00444/FUL for changes to the house design and garage in accordance with the delegation scheme. No applications with reference to a log cabin can be found.

The recommendation of refusal for this site remains unchanged by the additional evidence that has been presented.

Yours sincerely

[REDACTED]

Beverly Smith
Development Management & Building Standards Manager