

Lissa Rowan

From: [REDACTED]
Sent: 19 October 2025 10:05
To: Committee Services
Subject: Notice of Review: planning Application 25/00549/app. Your ref LR/LR315

Dear Lisa

Thank you for informing me of the planning appeal re the above proposal. I would like to make the following comments on the material provided.

I have already expressed concern regarding the potential noise nuisance of a cattery being sited amongst residential properties due to the habit of cats to meow in the early morning and night but as the developers agents have restated their opinion that this should not be a problem I will raise it again.

In addition the developers agents have given the impression that Garmouth is a busy metropolis which highlights a lack of local knowledge. Garmouth is in fact a small relatively quiet village. The list of business they provide is inaccurate and misleading. At least two do not exist in Garmouth (Nova Hair and Egita Lash and Nails IV31 6AA), and the address given for Morinet, described as a £5m business employing up to 19 people, is a small residential property. The agents also use Garmouth and Fochabers interchangeably which may explain some of the inaccuracies.

The agents state there will be no deliveries to the proposed cattery, which is surprising given that some supplies will presumably be required, however there will undoubtedly be collections as the application stipulates that collections of cat mess will be made by a registered contractor.

The road the proposed development is on is narrow and the entrance to the property is in fact at its narrowest point where it is not possible for two cars to pass at the same time.

Yours

[REDACTED]

Lissa Rowan

From: [REDACTED]
Sent: 17 October 2025 16:54
To: Lissa Rowan
Subject: Planning Application 25/00549/APP Drainage Issue

Dear Lissa,

We would like to object to the review of this application for the following reason.

During the planning permission application process, we noticed that the plan for drainage of rainwater had been altered to a new position. This new position is a matter of grave concern as there is a constant issue with a high water table in this part of the village and as a result of heavy blue-clay about 1 meter below the top soil, there is very little effect wrt soak-always in this part of the village.

As a result of this and as a result of my property sitting approximately 1.2 meters lower than The Stewart Place, I strongly believe that my house would be flooded during periods of heavy rain.

Kind regards,

[REDACTED]

Lissa Rowan

From: Committee Services
Sent: 28 October 2025 17:02
To: Lissa Rowan
Subject: FW: NOR: Planning Application 25/00549/APP

From: [REDACTED]
Sent: 28 October 2025 16:54
To: Committee Services <committee.services@moray.gov.uk>
Subject: NOR: Planning Application 25/00549/APP

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To The Clerk to the MLRB

Further to this Notice of Review and our initial objection:

We note that the applicant has repeated their assertion that the cat hotel business will create an average of one traffic movement per day, without providing any indication or evidence as to how they have arrived at this figure. We fail to see how a business offering eight accommodation units, opening six days a week, can possibly result in so few traffic movements, especially when waste collections and any material deliveries are factored in.

The applicant has repeated their claim that the business will offer positive economic and community benefits. Given that it will undoubtedly lead to increased traffic in our quiet, predominantly residential area, and the business will provide no employment opportunities (by their own assertion), how can this claim possibly be substantiated?

Yours faithfully,

[REDACTED]

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