

Balnakyle  
Walkers Crescent  
Lhanbryde  
Elgin  
IV30 8PB  
13<sup>th</sup> December 2010

The Clerk  
Local Review Body  
Moray Council  
Council Office  
High Street  
Elgin  
IV30 6BX

You ref: RR/LRB/CASE 002

Ref: Town and Country Planning Request for Review: planning Application  
09/00963/OUT for two private house plots at Walkers Crescent.

Dear Sir,

The following is our response to the appeal that Robertson has submitted to you and I have also attached a copy of one of our original letters.

**With reference to sections 4.6 & 4.7**

These two additional properties are likely to introduce four new resident cars along with their visitors and deliveries etc. The machinery used to build the houses would also have to come up and down the narrow unmade access road to the plot and again I cannot impress on you enough that the extra traffic would be a serious danger to the health and safety of all the residents and locals using the walkway/road.

The survey the appellant carried out, I feel, is not a representative assessment of the usage of the unmade access road to the planned plots, as it is frequently used by people walking their dogs, people going to and from the local shop and children going to and from school.

**With reference to sections 4.8, 4.9, 4.10, 4.11 & 4.12**

The visibility issue is not with the junction to the St Andrews road or Garmouth Road but with the unmade access road to the site.

Motorbikes have been using the woodland walkway/unmade access road as a shortcut, which has resulted in an accident with a resident's vehicle and lots of phone calls to the police.

The unmade access point to the proposed development is just after a blind corner. My husband and I have to reverse our cars from our driveway onto the proposed access road. If the development should go ahead then this maneuver would become even more dangerous than it already is. This is due to the concealed entrance to the site and the additional cars etc that will be using it (as per original photo's sent).

**With reference to sections 4.13, 4.14, 4.15 & 4.17**

The survey the appellant carried out is not, I feel, a representative assessment of the usage of the unmade access road and the entire length of Walkers Crescent.

The entire length is used during the day by:

- People who walk from the Garmouth road down the crescent as a short cut to St Andrews road, School children and other pedestrians come up from St Andrews road on to the crescent as a short cut to the Garmouth road.
- People come in and out all day in cars - for lunch, my business client's drop off and pick up children, delivery vans, visitors etc.
- Most of the residents are retired and do not go out or receive visitors etc that early in the morning.
- School children use it more between 2.30 and 4pm as a short cut home to the Kirkhill estate.

Most people do have private parking areas all along the crescent but visitors can not park outside the house they are visiting as this restricts the other cars getting passed, so they have to park at the widest part of the crescent which would be the main area of access to the building plot.

When the refuse collectors and road sweeper come they need the whole width part of Walkers Crescent to turn around and have to reverse up the unmade access road to do this. If any vehicle is parked in front of the wall of the house Gormond by the unmade access road of the plot, then they cannot do this, so parking is restricted on some days.

Any construction traffic using Walkers Crescent will not only severely restrict the resident's movements but will also present a serious danger to health and safety with vehicles maneuvering in attempt to gain access to the site

**With reference to sections 4.24, 4.25, 7.3 & 7.6**

Again the survey the appellant carried out, I feel, not a representative assessment of the usage of Walkers Crescent.

If a survey was conducted over a longer time frame then the actual usage of the areas in question would be seen.

As a child minder I walk four children to and from school at various times of the day. Other families come from Kirkhill Drive using the woodland walk path, the unmade access road and the whole of Walkers Crescent to reach the school, they do not cross the plot to Woodside Drive as this is a longer route.

Also along the main part of Walkers Crescent, school children and other pedestrians come up from St Andrews road on to the crescent as a short cut to the Garmouth road.

**With reference to sections 4.26, 4.27, 7.5 & 7.8**

It is not the fence that is the problem but the angle of the bend and proposed entrance to the site that causes the problem of visibility (see original photo's) and yes no accidents have occurred on the road but there has been one on the unmarked access road to the site as mentioned earlier. So with more vehicular movements from the plot, the likelihood of an accident is greatly increased. Quite frankly if you allow this development to go ahead it will be a very serious accident waiting to happen.

I feel sure you will give good consideration to the points we have raised regarding this very important matter.

Yours faithfully

Mrs. D Brown and Mr Steven Brown