

Balnakyle
Walkers Crescent
Lhanbryde
Elgin
IV30 8PB
28th May 2009

Development Control
Environmental Services Department
High Street
Elgin
IV30 1BX

**PLANNING OBJECTION
SITE – REAR OF WALKERS CRESCENT
May 2009**

Dear Sir/madam,

I would like to take this opportunity to express my objection with regard to the proposed plans for 2 houses on the site at the rear of Walkers Crescent. My concerns are outlined as follows:

- 1) **Rural setting** - When I purchased my house five years ago I was attracted to the rural and quiet setting that Walkers Crescent offered me and my family. Unfortunately the Robertson development at Woodlands drive has changed that outlook somewhat. But the proposed development at the rear of my property again by Roberson will, I feel, have a more drastic effect on the residents of Walkers Crescent and the surrounding community.
- 2) **Access road** - I am of the understanding that our neighbors at Bryloch own the proposed access road down as far as the southern boundary of the Gormond property. If this is the case how will access be gained to the proposed development?
- 3) **Site preparation** – When Robertson were preparing the site at the back of our property around three years ago there was considerable vibration and concern was expressed about possible damage that could be caused to our foundations. The proposed houses are much closer. Also I have two young children and my

wife is a child minder, the noise and dust created by the proposed development is likely to impact on their freedom to play in our garden.

- 4) **Construction traffic** – Walkers Crescent is a narrow road and access to the proposed site is even narrower due to the fact that the Gormand boundary includes the grassed verge adjacent to their property, so 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. The road surface in Walkers Crescent is already in a poor state of repair (please see attached photographs) so any construction traffic will speed up this degradation. The council has stated they will only carry out minor repairs such as filling pot holes, leaving the residents responsible for more extensive repairs. If this is the case then surely the residents of Walkers crescent must have a say on who uses the road? Where would construction workers park whilst working at the proposed development?

- 5) **Refuse collection** – At the present moment the refuse collectors struggle to negotiate the cu-de-sac part of the crescent so with this in mind my wife contacted the refuse department. A council employee from this department came to view the situation and informed her that if the parking situation worsened during the construction phase, and after the completion of the proposed new development, then the residents would have to take their bins and recycle containers to the main road. I work away from home on a regular basis and I think it would be unrealistic to expect my wife to take the bin etc. to the main road whilst looking after our young son and the children she minds. Some of the other residents are elderly and would also struggle if this regime were to be imposed upon us.

- 6) **Day to day traffic** – If the proposed construction goes ahead the extra day to day traffic on the already overcrowded Crescent will increase further. These two additional properties are likely to introduce four new resident cars along with their visitors and deliveries etc. and again I cannot impress on you enough that the extra traffic is a serious danger to the health and safety of all the residents.

Besides the increased the risk of accidents with other vehicles, my main cause for concern is a vehicular collision with a pedestrian. The access point to the proposed development is just after a blind corner on the south western extremity of my property and is a single track unsurfaced road without a separate pedestrian footpath. This access road is frequently used by people walking their dogs, people going to and from the local shop and children on their way to and from school. I must also point out that this pedestrian traffic has increased considerably as a result of the recent Roberson development at Woodlands drive and also because the council have erected signs showing this area as a thoroughfare to get to woodland walks. My wife 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 (please see attached photograph). **Quite frankly if you allow this development to go ahead it will be a very serious accident waiting to happen.** A collision between a car and a motorbike occurred recently, but thankfully no one was hurt. So for the sake and the well being of all the residents of Walkers crescent and pedestrians who use the crescent, I hope this development does not go ahead.

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

Yours faithfully

Mr. S.Brown