

Written statement for review of application 09/01982/PPP

- 1 We were not aware of Moray local plan 2008 policy H8 when we submitted the original application in October 2009. The main reason for applying for 3 sites was to keep the cost of the sites as low as possible. The cost of installing services i.e. water electric and phone is little different whether supplying 2 or 3 houses. We would however be prepared to amend the application to two if that were the wish of the Local Review Body.

In choosing the location of the 3 small low cost sites applied for we were very aware of the council policy that any development in the countryside should not be highly visible from the B9102 (a themed tourist route)

This is one of the reasons we applied for planning in principal for 3 single story dwellings and certainly from the B9102 it is likely that only a small portion of the roof will be seen and the council choice of roof tile colour in any subsequent full planning application would ensure that the roof would blend in sympathetically with the surrounding countryside.

We are happy to state that there will be no further applications creating linear development along the access road because such sites would be highly visible from the B9102 and rightly against council policy for development in the countryside.

- 2 The three dwellings are served with their own access road are well obscured from view and do not overlook any other properties.

There have been no representations or objections to the planning department regarding this application.

The comments given by the planning officer are purely his own personal view of the application.

We intend to live on in the area for many years to come and do not wish to spoil the rural setting of Catherinebraes Farm in any way but are also aware of the requirement of low cost dwellings in Moray for both the older and younger population who wish to live in affordable

housing in a countryside setting.

- 3 All planning applications stand or fall on their own merits and nobody can use any previous approved planning applications as a reason why their application should be approved by the council either at the application stage or at any subsequent review that may take place.
- 4 Mr Jim Gibson the planning officer for this application states that applications have been received for 5 dwellings at Catherinebraes farm over the years and that allowing these 3 low cost dwellings would be unacceptable.

We would like to comment on this point and say the conversion from Bar restaurant to dwelling concerned a 100 year old derelict farm building which if it had not been converted in 2000 to a Bar Restaurant would have probably fallen down.

Mr Gibson seems to give the impression that the three new builds that have been constructed are concentrated close to Catherinebraes farmhouse the truth is they are well away from the farmhouse.

The 3 dwellings applied for are at least 100 metres from the nearest dwelling.

We would urge the Local Review Body to visit the site and see the area for themselves and examine this written statement we have provided.

A further point is that the dwellings applied for would provide extra revenue for the council (through rates) at no additional expense to the council

