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- 7 JUL 2010

(planning review)
Mr Stephen Forsyth
West park
Innes road
Garmouth
IV32 7NL

Your ref planning application 09/01127/OUT

Re notice of review being submitted for this application

I wish to object to this development my main objections being

1/ It does constitute ribbon development and if permission is granted no doubt other landowners along this road will jump on the bandwagon to convert rural land into cash to the detriment of the village and the environment (I know this may not be relevant to planning permission) but of the three houses recently built on this site (Two fully built and one partially) 2 are now up for sale, it seems to me property speculation is what's going on here rather than any real local housing need and I list below the reason that the planning application was previously refused

However, the proposed sites in fact lie immediately adjacent to but outwith the settlement boundary of Garmouth as defined by the Moray Local Plan 2008. The Council's Local Plan policy E9: Settlement Boundaries outlines that boundaries are drawn around villages in order to limit the extent to which these settlements can expand within the Local Plan period. This restricts negative development features such as ribbon development and ensures a planned approach to the expansion of settlements. If approved a dangerous precedent would be set for further unplanned expansions of settlements throughout Moray. On this basis the policy is not supportive of development immediately outwith settlement boundaries the principle of this development is not considered to be acceptable.

2/ I list below the section submitted by Scottish water which I find very ambiguous, put in simple terms they have no objection at present but they well may have if the application is granted !

In terms of the concerns raised regarding the ability of the public sewerage system being able to cope with the additional pressure that 2 new houses would place on it. Scottish Water has been consulted in this regard and have confirmed that they have no objection to the approval of the application as there is currently sufficient capacity at the Garmouth Waste Water Treatment Works. However, they have also stated that capacity cannot be reserved within the system and that this situation would have to be reassessed if the development progresses to the detailed application stage. On this basis this issue does not represent one, which would merit the refusal of the application

3/ The width of the road at this point directly opposite my property and considerably

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farther on is very narrow. As I previously stated during the initial application its quite common for me to hear the squeal of brakes as at the last minute a driver decides there is not quite enough room to pass another vehicle, usually using either the entrance to my drive or the entrance to the adjacent field as a passing place, if planning is granted and the development goes ahead without first addressing this problem there will not be another opportunity to rectify the situation, due to the fact this road is constantly used by ramblers cyclists and residents wishing to access kingston via Cadgers road and the path passing Crosshill cottage there is definately a safety issue here. Ideally If housing developments go ahead I would like to see a pavement installed on one side of the road to at least the 30mph road sign markers where after that the road does widen a little

yours faithfully

Stephen forsyth

03/07/2010