

0609/01

F

Michael Urquhart

From: "Michael Urquhart" <murquhart_cta@btconnect.com>
To: <karenfaekeith@hotmail.com>
Sent: 08 April 2010 13:41
Subject: Fw: 09/01812/PPP - Upper Forgie Farm, Newmill, Keith
 Karen

Further to our telephone conversation earlier please find below email as received from Planning Officer with regard to the above

Please do not hesitate to contact us if you require further information or assistance

Thanks + Regards

Michael

Michael Urquhart
 Senior Architectural Technologist

----- Original Message -----

From: [Neal MacPherson](#)
To: [Michael Urquhart](#)
Sent: Wednesday, April 07, 2010 5:18 PM
Subject: RE: 09/01812/PPP - Upper Forgie Farm, Newmill, Keith

Hello,

Apologies for not getting back to you quicker.

The transportation section and ourselves have considered the amended plan received.

In terms of the access issues, the altered access to the site is certainly an improvement, but falls short of the separate passing place and junction improvements sought. In the absence of the contribution referred to in Transportations e-mail I forwarded onto you on the 19th February their recommendation still stands.

In terms of the additional landscaping, this would help in time to enclose and define the site, but as there is no backdrop on or adjacent to the site at present the proposal would still be unacceptable. Any assessment of a planning application must usually be made on the basis of the setting and surrounding landscape at the time the application is lodged, so despite council policy or applicants showing additional planting on site, such mitigation would not prevent a site from being judged as too open at the time the application was considered.

I will proceed to determine the application shortly, for which the decision notice would include details of the appeal process should you wish to pursue the proposal further. Also, I would be happy to meet yourselves or applicant on site, to visit/discuss any alternative sites that might be more compliant with policy H8 in terms of backdrop etc.

Regards,

Neal MacPherson
 Planning Officer
 The Moray Council
 High Street
 Elgin
 IV30 1BX
 Tel. 01343 563266
 Fax. 01343 563263
neal.macpherson@moray.gov.uk

08/04/2010

-----Original Message-----

From: Michael Urquhart [mailto:urquhart_cta@btconnect.com]
Sent: 30 March 2010 10:20
To: neal.macpherson@moray.gov.uk
Cc: generalmail.planning@moray.gov.uk
Subject: Fw: 09/01812/PPP - Upper Forgie Farm, Newmill, Keith
Importance: High

Neil

Further to our telephone message earlier today, we would be pleased if you could confirm the position of the above application

Thanks + Regards

Michael

Michael Urquhart
Senior Architectural Technologist

----- Original Message -----

From: [Neal MacPherson](#)
To: [Michael Urquhart](#)
Sent: Friday, February 19, 2010 6:09 PM
Subject: RE: 09/01812/PPP - Upper Forgie Farm, Newmill, Keith

Hello, apologies for the delay in getting back to you on this application.

I spoke to Richard in your office last week about Upper Forgie and told him that I had concerns over the open aspect of the site. The corner of fields are now often permissible under the Moray Local Plan 2008 policy H8 New Housing in the Open Countryside but only where it has an immediate backdrop to reduce its prominence. Unfortunately this site does not benefit from any backdrop and this is likely to affect the recommendation.

Separately the Transportation Section have raised access issues but given the above issues it may not be relevant to pursue them, I'll forward their comments to you anyway which should be self explanatory. If your client wished to reduce the potential number of reasons for refusal, we could discuss these options with you, however I would in fairness in my report state that the access issues were not resolved due to the other policy issues, and could potentially have been resolved if a positive outcome was forthcoming.

I'll contact you again next week to discuss.

Regards,

Neal MacPherson
Planning Officer
The Moray Council
High Street
Elgin
IV30 1BX
Tel. 01343 563266
Fax. 01343 563263
neal.macpherson@moray.gov.uk

-----Original Message-----

From: Michael Urquhart [mailto:murquhart_cta@btconnect.com]
Sent: 18 February 2010 16:14
To: neal.macpherson@moray.gov.uk
Cc: generalmail.planning@moray.gov.uk
Subject: Fw: 09/01812/PPP - Upper Forgie Farm, Newmill, Keith
Importance: High

Neil

Can you confirm the position of this application please

Thanks + Regards

Michael

Michael Urquhart
Senior Architectural Technologist

----- Original Message -----

From: Michael Urquhart
To: neal.macpherson@moray.gov.uk
Cc: generalmail.planning@moray.gov.uk
Sent: Wednesday, February 03, 2010 12:20 PM
Subject: 09/01812/PPP - Upper Forgie Farm, Newmill, Keith

FAO - Neil Macpherson

Neil

Further to our recent telephone message dated 01/02/2010 we would be pleased if you could confirm the position of the above planning application at your earliest convenience please

Our last correspondence to the council was dated 12th November 2009

Should you require further information or wish to discuss this matter please do not hesitate to contact us

Thanks + Regards

Michael

Michael Urquhart
Senior Architectural Technologist

Colin Thompson Chartered Architect

Old Chapel Road
Inverurie
Aberdeenshire
AB51 4QN
(t) 01467 672451
(e) murquhart_cta@btconnect.com

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