

Subject: FW: MLRB : Case 022 : Planning application 10/00844 - Site 3 Seafield Street, Findochty
Attachments: Line of Sight.pdf

Subject: FW: MLRB : Case 022 : Planning application 10/00844 - Site 3 Seafield Street, Findochty

Dear Ron,

In reply to your email dated the 16th November, I thank you for the opportunity to respond to the representations which have been made to my planning application. I would also confirm that I still wish to proceed with my appeal and I would make the following comments.

Following on from the submission of my planning application no contact was made with myself by either the Planning Section or the Roads Section to advise that there was an issue regarding the siting of the garage and the first I knew was when I received the refusal notice. Had contact been made with me I would have been able to deal properly with the concerns of the Roads Section on the visibility aspect?

You will be aware that there was previously a garage on the site and you will note the paving slabs in the photographs that are part of the submission by the Roads Section. I obviously wrongly assumed that the replacement of the garage would be quite straight forward and that there was no need for consultation prior to the submission of my application.

I have met with Seafield Estates who I rent the ground from and they have no objection to me moving the proposed garage back approx 6-8 feet in order to be out with the boundary of the SSD (Stopping Sight Distance) which would overcome the objection of the Roads & Transport Section.

I have attached a diagram of where I now propose to site the garage in relation to the boundary in order that it is back from the line of sight on Seafield Street. On the attached diagram I have also indicated the route I would take to enter the garage, as this would cover part of the objection from the Salvation Army. It would be a much more awkward route for me if I was to access the garage from Mid Street. In the letter from The Salvation Army Property and Facilities Service they state that the garage would lead to an increase in vehicular traffic and affect road safety on the corner. I have addressed the concerns of road safety in the previous two paragraphs but I must point out that there will be no increase in road traffic as at the present time I use the roads around the school to access my house and this would merely be removing a car from one of the streets. The Salvation Army has also stated that I would cause potential detrimental impact on the value of their property. I feel that this should not be a material consideration for objecting to this planning application and it should be recognised that there are already another two garages adjacent to my proposed garage site.

I trust my comments will be taken into consideration prior to the Review Board making its decision.

Yours sincerely,

Neil Cowie.

From: Ron Ritchie [mailto:Ron.Ritchie@moray.gov.uk]
Sent: 16 November 2010 08:54
To: 'neil@cowie3.freemove.co.uk'
Subject: MLRB : Case 022 : Planning application 10/00844 - Site 3 Seafeld Street, Findochty

Ron Ritchie
Senior Committee Services Officer
01343 563015
ron.ritchie@moray.gov.uk

***** The Moray Council: Internet E-mail Notice *****

Moray Council Web address: <http://www.moray.gov.uk>
Main switchboard: 01343 543451

The contents of this e-mail and any attachments ('this e-mail') are confidential and intended solely for the addressee.

If this e-mail has been sent to you by mistake, please notify postmaster@moray.gov.uk as soon as possible; you should then delete this e-mail from your computer.

=

SAVE PAPER - Please do not print this e-mail unless absolutely necessary