

Written statement for review of application 10/00948/PPP

In choosing the location of the 2 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 2 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 would be happy that a condition applies that there will be no more sites 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 two dwellings are served with their own access road and are well obscured from view and do not overlook any other properties. They are over 100 metres from any other building

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

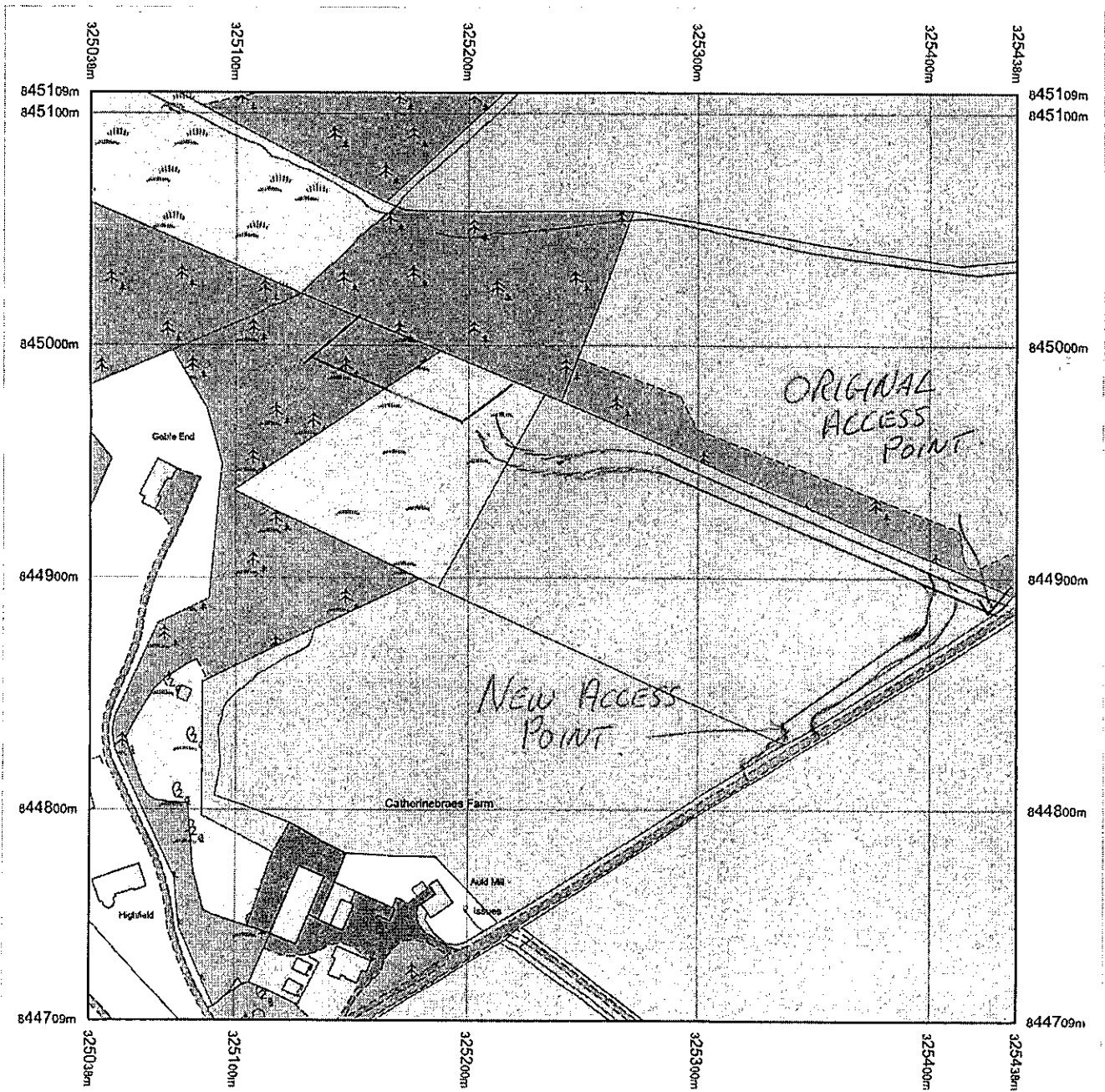
The comments given by the planning officer are purely his own personal view of the application.

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.

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 two dwellings applied for would provide Extra revenue for the council (through rates) at no additional expense



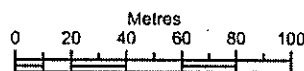
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



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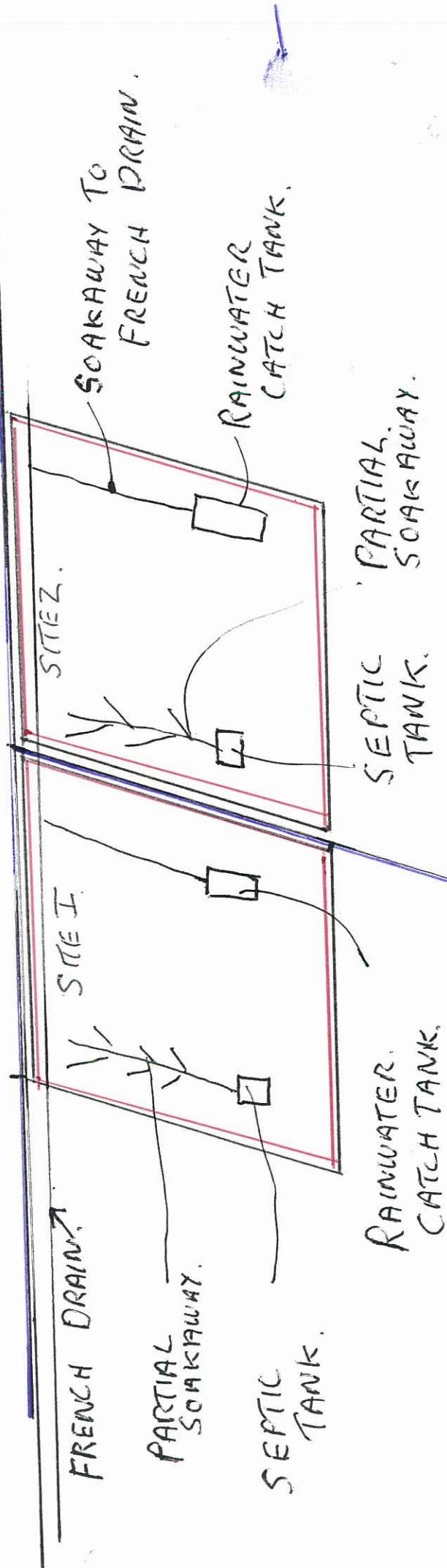
UNMENDED PLANS
 (Scotland) Act, 1977
 as amended

REFUSED

10-11-10

Development Management
 Environmental Services
 The Moray Council

AMENDED PLANS



SITE PLAN. SCALE 1-500.

Town & Country Planning
(Scotland) Act, 1977
as amended

REFUSED

10-11-10

Development Management
Environmental Services
The Moray Council

RECEIVED
23 JUN 2010

IMPORTANT
YOUR ATTENTION IS DRAWN TO THE REASONS and NOTES BELOW

SCHEDULE OF REASON(S) FOR REFUSAL

By this Notice, the Moray Council has REFUSED this proposal. The Council's reason(s) for this decision are as follows: -

1. The proposal is contrary to the Moray Local Plan 2008 policy H8 for the following reasons :
 - (i) together with nearby development the application would result in more than two dwellings in the vicinity which would begin to contribute to a material build-up of housing. This would have a detrimental effect on the attractive openness of the rural location and the houses would begin to intrude on the essential rural character of the area.
 - (ii) Further such proposals would be encouraged.

LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference	Version	Title
		Location plan
		Site plan

**DETAILS OF ANY VARIATION MADE TO ORIGINAL PROPOSAL,
AS AGREED WITH APPLICANT (S.32A of 1997 ACT)**

None