



APPENDIX 11

Our ref: DBC946-12-105

03rd December 2012

Maurice Booth
Moray Council
Planning Department
Council Office
High Street
ELGIN
IV30 1BX

Dear Sir,

**Meadowlark Planning Application Reference – 12/01409/PPP
Proposed Residential Development on Land adjacent to Meadowlark Care Home,
Mannachie Road, Forres IV36 2JT - Renaissance care (No 1) Limited**

Following on from the submission of the supplementary design information @ 2/11/2012, issued in connection with the above project proposal.

We have reviewed with interest the "posted data" on the application webpage, and we note that there has been 6 letters of objection lodged in respect of the proposals.

The Transportation issues have been resolved and agreed per our previous email, and there are no outstanding objections to the proposal from the other statutory authorities.

In addition we would reiterate that the application is an "in principle submission" and the design information submitted with the PPP submission is purely for information only, and is of course subject to further detailed design submissions.

Any specific conditions which may be imposed on the style and form of the development will require to be considered as part of a full application submission.

In addition our clients have asked us to reiterate the strategy for funding work within the existing care home.

The funds raised from the sale of the land will be used to improve the care of the elderly within the Home in Forres, and make much needed improvements.

The benefit to the elderly community in the locality is therefore the main priority.

It is hoped that this re-investment will achieve positive results and benefit the whole community as a result.

That stated we have studied each of these letters individually, and would wish to respond to the points which appear to be relatively similar and consistent in each of the submissions.

Indeed the first three letters listed below are set out in the same fashion, and have no doubt been prepared by one individual.

Whilst the content varies the general form of objection is similar.

The letters to which we refer are as noted below:-

Below/

Mr. Paul Bole, 2 Mannachie Avenue, Forres
Mrs., Joan Addis, 25 Mannachie Brae, Forres
Mrs. Barbara Adams, 39 Mannachie Rise, Forres
Mr. & Mrs. Hughes, 18 Mannachie Brae, Forres
Dr. Sallyanne Hutchison, 17 Mannachie Brae, Forres &
E. Kirkwood (No address provided)

Main points being put forward which we would wish to respond to.

We also note Residents objecting from Mannachie Rise & Mannachie Avenue are distinctly remote from the site, although they have taken the time to raise objections in respect of the proposals. Three objections relate to Mannachie Brae which lies to the South west of the site.

Loss of Amenity Area Detrimental to the natural Environment

The site lies within private ownership and has been maintained as a private space allocated within the grounds of the Care Home. The land is surplus to the Home's requirements; given the residents enjoy the benefit of a garden area immediately adjacent to the Home itself on a lower ground level.

The loss of amenity to the surrounding housing stock is therefore not a valid objection. Forres is an attractive town, and the loss of this land which lies within private ownership would not significantly impact of the amenity within the local area.

The site is surrounded by housing, and is close to the southern exit route from the town. The site requires to be assessed on its own merit, and the size and scale of the proposal does not impact on the proposed larger developments proposed to R3 & R6 within the local plan.

Over Development considering proposals R3 & R6 Loss of Privacy

The local plan for the area has the Care Home and the housing surrounding the site allocated within an established residential area. The proposal; simply seeks to release a small development within an established conurbation.

The relevance to this small scale application on the Sites noted as R3 & R6 on the local plan is negligible.

R3 & R6 are large scale development sites allocated within the local plan for future development.

The sites a distance from this site to the South.

The release of the site at Meadowlark fits comfortably into the existing residential belt, and will not impact on the locality with only > 6 Units being proposed.

The loss of privacy issue raised within letter of objection 04 was considered as part of the design review.

Garden areas are compliant with policy, and we have sought to retain the screen plantations which exist at present to the boundary between the site and the properties served from Mannachie Brae.

The development is also single storey and single storey and attic with no overlooking from either level given the site levels.

The objection in relation to loss of privacy is therefore invalid.

Land not Identified by Moray Council for Housing

The previous comments above apply to this statement.

Transportation Issues (General)

The transportation design issues have been fully discussed with the Council's transportation design section. Design amendments have been integrated into the proposed scheme layout and the Transportation Dept are satisfied that the proposal meets the required standards.

There is no objection to the proposals being put forward which effectively addresses the concerns raised within each of the relevant letters submitted.

A comment was also noted in relation to the turning circle within the layout.

As you will appreciate the hammerhead proposed within the site achieves the required standards.

The turning area to which letter 01 refers is a "private end" to the proposed category 6 road serving 3 of the proposed 6 plots.

Site Services

The site services have been reviewed as part of the design study.

The servicing of the site for new Drainage and water services is not a difficulty and both can be achieved linking to the existing infrastructure surrounding the site.

Construction Noise and Nuisance Concerns

Letter 02 refers to Building hazards and pollution.

Any form of development will address these concerns as part of any proposed Site Management plan.

The responsibility for controlling these matters will be addressed within a condition of any consent notice, and these will be implemented during the site works.

The objection is therefore invalid although the concern in itself is valid but will be addressed as with all developments.

This is a small scale development proposal, and the likelihood of excessive pollution on surrounding properties is minimal.

Layout & Density Considerations Impact on the Built Environment

The welfare of the residents within the Care Home has been paramount in considering this proposal.

An objection has sought to raise this as an issue. However we can confirm the clients are committed to the well being of the residents, and the purpose of this proposal is to further enhance their day to day living and environment.

The site as stated is surplus to requirements and is unusable for the purpose of useable amenity for the care home residents.

Site levels and site sections prepared in support of the application have addressed this issue.

Additional proposed screening between the Care Home and the development site will enhance the amenity of the residents providing them with enhanced home facilities of which a new lounge extension is planned.

The key factor here is that the funds are being re-invested for the benefit of the care home residents.

In a difficult financial climate sourcing additional funding to assist in undertaking improvements as part of a long term management structure is important.

Our clients are seeking to utilize the site date for this purpose which will benefit the whole community and particularly the care for the elderly.

The construction on the proposed house will not as one objection states undermine the stability of the adjoining properties.

The proposal is a standard single storey and attic footprint.

The houses are to be located on land which will be assessed by Consulting Engineers as part of their due diligence prior to the implementation of the construction phase of the project.

The layout is not congested and the layout has sought to enhance the site with spacious plots providing a high level of amenity. The layout has considered its juxtaposition with other properties using current housing layout guidance and standards.

The layout and landscaping proposed will fit comfortably within the site.

In summary,

We trust we have picked up the general consensus from the objections lodged, and addressed the points in response. We would therefore be grateful if the response can be considered along with your own deliberations.

We understand you will be visiting the site @ 4th December to review the supplementary information provided.

We would be grateful following your review you can advise us of the intended determination timescale for the PPP application.

We are unclear whether the application can be delegated or indeed if the submission will require to be heard at committee.

Our clients are extremely keen to progress with work at the Care Home which will require a satisfactory conclusion to the PPP submission.

If you wish to discuss any of the points raised within the response please do not hesitate to give us a call.

We look forward to hearing back from you in early course.

Yours faithfully,

Stewart Davidson RIBA ARIAS

Cc: Renaissance care (No 1) Limited