Clerk to the Moray Local Review Body
The Moray Council

18 Mannachie Brae
Forres
Moray
IV36 1BY.

15th February 2013

Dear Sir/ Madam

Town & Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008
Request for Review of Planning Application 12/0/409/PPP

Further to the recent letter received relating to the above numbered previously refused Planning Application, we wish to respond and make clear that we still object to the proposals being put forward.

We have studied the grounds for review and associated documents on the Moray Council's website and wish to reiterate our earlier objections to the proposed residential development for 6 houses on land adjacent to Meadowlark Nursing Home, Forres. We enclose a copy of our initial objections and would make the following additional comments after reading the applicants response to previous objections:

1.We take exception to the tone of the remarks made by the applicant, who seeks to belittle objections raised by local people, many of whom are elderly and tries (without success) to respond to **valid** concerns of those who are directly affected by the proposed development. Such an unprofessional approach only exacerbates the situation as it appears the applicant is determined to try to 'bully' local residents in an attempt to gain the permission which is so desperately sought. We note that the applicant claims to have studied each letter of objection 'individually' and states "whilst the content varies the general form of objection is similar" surely this only goes to prove that the objections raised share the relevant and genuine concerns that local people wish to voice. May we remind the applicant that the public have a right to voice their concerns and we support and agree with the Moray Council Planning Department who saw fit to refuse the application and we acknowledge their experience and professionalism as a Department.

2. The applicant states that the site is surplus to requirements and makes much of the financial implications of their client having to pay for the up keep of the land (i.e. mowing the grass and general maintenance) is this really of any relevance as the client was obviously aware of the topography of the land at the time of purchase and that it would provide a pleasant open aspect around the Home which would benefit the residents, now however, they are using the existence of this open space and the financial burden of its upkeep as an excuse to sell the land in order to gain revenue(with the vague promise that the money will be re-invested into the Home for the

benefit of residents, what proof is there that this will actually be the case and that the residents will actually benefit as a result?). We are of the understanding that few staff or families of residents are aware of these proposals and wonder how they feel about the possibility of being surrounded by a building site and being 'hemmed in'. The applicant fails to adequately defend the point that there is no 'Loss of Amenity' and is not 'Detrimental to the local environment' and we reiterate our concerns relating to these points.

3. We would also strongly restate our objection relating to loss of privacy and do not agree with the applicant's derogatory comment that our concern is 'invalid' given the positioning of the proposed properties. The applicant states that they wish to build "houses" but then in Appendix 11 claim that the properties are single storey or single storey with an attic, failing to mention that according to the plans that they intend garages to be provided below, and are these attic rooms/spaces habitable? We and the surrounding residents living in the immediate vicinity live in 'bungalows' and given the heights of properties planned indeed would be affected by lack of privacy, even if 'screening' with bushes is provided as the applicant claims.

4. We disagree that the welfare of residents has been "paramount in this proposal" as was stated by the applicant. Rather it is an opportunity for the applicant's client to obtain financial gain in selling the land in question, would it not be more beneficial to residents if the client looked at ways of utilizing the open space by providing sensory gardens or such like, which both residents and their families who visit could enjoy, or would this cost too much in time and effort, it would appear it is easier to subject both residents and people neighbouring the area to a building site, resulting in an unnecessary housing development which would banish the current peace and tranquillity from the open space which is currently available.

5. We would again voice our concerns relating to road access/ road safety and increased traffic in the area and fail to see how these matters cannot be detrimental to the local environment.

We thank you for your consideration of the points raised both in this letter and our previous correspondence.

Yours faithfully

[redacted]

D. Hughes

Mrs H. Hughes

[redacted]

Planning & Economic Development Control Manager
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IV30 1BX.

18 Mannachie Brae
Forres
Moray
IV36 1BY

23rd August 2012.

Dear Sir/Madam

Town & Country Planning (Development Management Procedure)(Scotland) Regulations 2008
Re: Planning Application Reference Number 12/01409/PPP
Proposed residential development of 6 houses on land adjacent to Meadowlark Nursing Home, Mannachie Road, Forres

Thank you for your recent letter notifying us of the above proposed development of land neighbouring our property. Please find enclosed details of our objections to the planning application.
We would be grateful for acknowledgement of our comments and request to be informed of any judgement made by the Case Officer concerned following the site visit.

Yours faithfully

[redacted]

Mrs H. Hughes

[redacted]

Proposed development of land adjacent to Meadowlark Nursing Home, Mannachie Road

We strongly object to planning permission being granted for the provision of 6 houses on the above mentioned land for the reasons outlined below:

1. Natural Environment

We believe that the proposal to build on the land adjacent to Meadowlark Nursing Home would be to the detriment of the local natural environment. Much of Forres is now 'built up' with the few open spaces we have left around the town earmarked for the development of new residential accommodation indeed, with the newly proposed development by Springfield Properties of land adjacent to Mannachie Brae currently also being considered for planning permission, we in Mannachie Brae will be literally surrounded by building developments if these two proposed projects go ahead. Such building sites will significantly detract from the area and produce noise nuisance from both construction and traffic within a confined area, reducing the amount of 'green natural space' available to those who currently live in the area.

2. Road Safety/ Road Access/ Increased Traffic

The proposed location of access and egress is totally inappropriate as Mannachie Road is already a busy thoroughfare that becomes congested around the vicinity of the Nursing Home at the present time. The road is used by residents from Mannachie Terrace for parking and becomes particularly busy and obstructed when staff from the home travel into work or leave at the end of completing their shifts, this together with the combination of vehicles driven by people visiting friends and relatives in addition to delivery vans frequenting the Home, causes considerable difficulties for neighbouring residents. The experience of driving in this area will be made worse if additional vehicles try to turn into or out of a newly formed junction adjacent to the Home, exacerbating already difficult driving conditions and increasing the risk of accidents. It is understood that if the proposals for the Springfield project go ahead, then Mannachie Road would become part of a main bus route and would have a further two access roads feeding from it, further complicating matters and significantly increasing the volume of traffic in the vicinity of the proposed development site at Meadowlark.

A further point to raise in relation to road safety involves the poor drainage of surface water on Mannachie Road between Mannachie Avenue and the entrance to Meadowlark which, during times of heavy rain causes water to flow across the road and in the winter months freezes causing a severe problem with ice. The scenario would become much worse if additional vehicles were to try to turn into or out of a newly constructed access road at this point posing the potential for serious accidents.

3. Drainage and Water Supply

The proposed development would put added demand on the drainage system and may well affect water pressure, something we have already experienced with previous building developments in the areas.

4. Loss of privacy

The proposed properties are to be located in very close proximity to the boundaries of bungalows in Mannachie Brae which poses a significant loss of privacy to the residents of the existing properties as it is unclear how high the proposed 'houses' are going to be and how many storeys they will consist of.

5. Layout and density of buildings

It is inappropriate to contemplate building six houses on the land proposed for development.

In conclusion, the welfare of the residents in Meadowlark Nursing Home should be considered as well as that of the majority of elderly residents in bungalows surrounding the site in Mannachie Brae. The noise, disruption, dust and general nuisance and inconvenience which such a development would cause could severely affect the wellbeing of some already unwell, vulnerable individuals who would suffer from the lack of open space in the vicinity of the proposed area.