

CENTRAL SERVICES			
19 FEB 2013			
CITE	ESTATES	LEGAL	PERSONNEL
COMMENTS			

Dr Sallyanne Hutchison
 17 Mannachie Brae
 Forres
 IV36 1BY

14th February 2013

FAO The Clerk to the Local Review Body
 The Moray Council,
 Council Offices
 High Street
 Elgin IV30 1BX

Dear Sir/Madam

Letter in response to raise objections over the "Request for review" over the Proposed Development for residential housing
Application number: 12/01409/PPP

- 1) Further to the Applicant's request for a review of their proposal's refusal I am submitting this letter in response to the various points raised. I have also enclosed my original letter which summarizes the relevant points which I feel remain pertinent to the case.
- 2) I note that the listed objections mentioned that the land was surplus and unused by the care home. Clearly as part of a landscaped environment the land is not surplus but part of the general estate and general grounds which compliment the picturesque surroundings of the care home. It advises that the land is maintained at the expense of the owners but this would surely be the case for any land owned by a private owner and the maintenance of the gardens/mowing of grass would be expected as part of the general upkeep of a property.
- 3) A further proposal to apply for an extension of the conservatory onto the south facing lounge was submitted late last year by the same applicant. I had no objections to this proposal and feel it would allow the residents a better view over the surrounding grasslands of the home. Surely building property in the way of the 6 proposed houses directly against the requested extension would be counter-productive, and make the land clustered and impact negatively to the built-up environment. Is this proposed conservatory to continue in its planning?
- 4) The objection over the refusal of the application also made reference to retaining the screen plantations to reduce the loss of privacy but I do not feel this would necessarily prevent this from happening and again make reference to my original concerns (see paragraph 2 of attached letter). As the area in question is on a raised bank this would still overshadow those properties lower than these new builds.
- 5) The Appellant also disputes the use of policy H3 as a reason for objection. The proposed development I feel would adversely impact on the environment as mentioned in my original letter (paragraphs 1 and 2 reflecting the character of the residential area). The application refers to single storey property and those with single storey and attic but from the original application these properties were built "above" garages which would still make them on 2 floors, raised and

therefore with potential to overshadow and impact the housing already in place. Again I would raise my concerns over the possibility of stability of both existing properties and new housing by building into a natural drainage bank

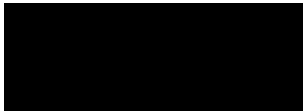
6) I still make reference to my original concerns over yet another entrance onto Mannachie Road as the camber of the road and bend round and up the hill would obscure the view of traffic travelling down the main road. It is already quite congested and "slick" following ice or heavy rain and I would still dispute the statement "the development provides a safe and suitable access to the road" under Para 11C. With a further proposed development to the immediate southwest of Mannachie Brae by Springfield Property, the area surrounding this neighbourhood of Forres will become quite heavy with traffic onto an already busy road. This has in addition parking on the roadside on both sides which would make travelling into yet more oncoming vehicles more hazardous.

7) I appreciate that the proposal was raised to sell off land to fund improvements to the nursing home but surely adding built-up property and closing the boundaries right up to a planned conservatory with increased traffic and neighbourhood expansion would not necessarily improve the quality of the residents' tranquillity.

I feel the original stated concerns from the listed objections from all parties remain valid and were indeed passed by the Council in their initial refusal of the development.

Thank you for considering these points when you review the refused proposal once again.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Dr Sallyanne Hutchison.

Dr Sallyanne Hutchison

Dr Sallyanne Hutchison
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Forres
IV36 1BY
Tel: 01309 672771

FAO: Teresa Ruggeri
Development Management,
Environmental Services,
Moray Council,
Council Office,
Elgin IV30 1BX

Letter of objection to the Proposed Development for Residential Housing
Application number: 12/01409/PPP

Further to the notification by the Moray Council, I wish to object to the development of the proposed planning application noted above for the following reasons:

1) Impact on Built environment

The housing area around Mannachie Brae was developed and laid out well to enhance the natural environment and utilise use of the green belt area on the extent of the town. This is now in jeopardy with this proposed development , considering also the development also being forwarded by Springfield Property to the upper end of the road. Forres is rapidly becoming more and more congested with housing developments within the town "boundaries" and better use of land external to the town should be considered for future housing. Forres, as a town, has benefited from these natural open spaces and this would only be detrimental to lose yet another area of grassland/park to development.

The current housing and bungalows at the entrance to Mannachie Brae have been built on the upper slope of a natural bank and building further housing into this bank could well undermine the stability of these upper properties as well as causing increased "congestion" of the residential area by the nature of the design.

Existing residents of Mannachie Brae, a substantial number of whom are retired, currently benefit from the tranquillity and peace that this area offers. This also applies to the residents within the Nursing Home. Additional development in this area could only have a negative impact on this pleasant and peaceful location in Forres.

2) Overshadowing current property

By placing a further 6 houses into the proposed area will considerably lessen the privacy of those houses already in situ as well the stability of the current foundations. It is unclear from the plans stated how these houses will actually appear as there is no architect's "proposed view" of the final development's appearance, only a two-dimensional map. Having garages "below" the property would mean that the housing would naturally be built up above these, and this would considerably overshadow the lower bungalows facing onto this site from

the lower aspect of Mannachie Brae.

The boundaries of the proposed new houses are also in very close proximity to the existing residential homes. This would mean an increase in noise, disruption, inconvenience and general nuisance in a currently peaceful residential area.

3) Access/Egress

At present, the journey up Mannachie Road can be hazardous at the best of times even in broad daylight with the limited width, particularly around the entrance to the nursing home. There are usually parked vehicles along the left hand side of the road because of no residential parking for these properties. This limits the road to "one way" traffic having to pass on the wrong side of the road passing the parked vehicles and so causing safety concerns particularly with traffic also exiting the nursing home. There have been a few "near misses" witnessed as traffic is already currently trying to edge out of the narrow entrance. Having an additional entrance/exit in such close proximity would only compound the already fraught road safety conditions. With a further considered entrance above Mannachie Brae if the Springfield development is also undertaken, would only worsen this busy section and cause wider safety issues.

4) Water supply & Drainage

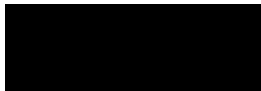
The water pressure in the current residential area adjacent to the proposed site has had numerous issues with poor and fluctuating pressure. Additional demand onto this service would only make matters worse, causing further inconvenience to existing residents.

It has been previously noticed, during heavy rainfall, that poor surface water drainage exists particularly at the current exits onto Mannachie Road. This standing water poses additional hazards to road safety. Development of this area of grassland will result in the loss of an area of natural drainage, thereby adding to this issue of poor drainage.

In addition, but unconnected with the planning application, I would like to take this opportunity to say how disappointed I was to receive the notification a full 7 days into the 21 day response limit, therefore only giving me 14 days to voice any concerns. I feel this is unacceptable.

I would appreciate a response to my concerns/comments as stipulated in the Neighbour Notification letter.

Yours Sincerely,



Dr Sallyanne Hutchison