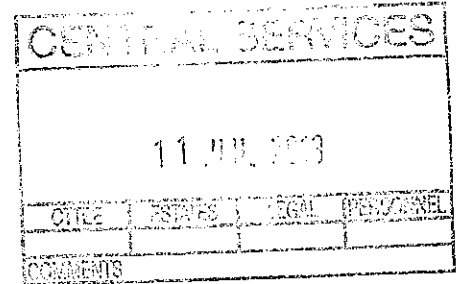


Clerk to the Moray Local Review Body
The Moray Council
Council Office
High Street
Elgin
IV30 6BX

Clachbrake
Craigellachie
Aberlour
AB38 9SQ



Dear Sirs

NOTICE OF REVIEW: 13/00550/PPP – Erect house at Rabbit Rock, Wester Elchies, Craigellachie, Moray

We write with reference to the letter requesting a reviewing for planning permission to erect a house at Rabbit Rock, Wester Elchies, Craigellachie.

We continue to strongly object to this application and make the following observations with respect to the information submitted by Miss Jean Allan.

The applicant describes the location of the plot being grouped with 4 other units (e.g. the steading for which there is planning permission for 3 units and Clachbrake (Farmhouse). However the applicant fails to mention the other plots which are in close proximity to these 4 units, including Moel Rinnes and Starwood Croft. Also within Clachbrake Farm there is another 4 plots (5 houses) for which planning permissions have been obtained. These are all required to use the same poorly maintained access road leading off from the single track classified road. This number of plots and existing houses (currently a total of 13) is greatly in excess of the number of units in the examples that the applicant has provided and therefore not consistent with other proposals recently approved. As a result we believe that this does not comply with requirements of Policy IMP1.

We also still strongly believe that this plot is in an “overtly prominent location”. Even the name “Rabbit Rock” implies this. The plot will be visible from the Archiestown to Craigellachie Road. Moel Rinnes is visible from this road, so it is more than likely that this plot will be too.

Finally, while we acknowledge that the plot is in a fenced off area on two sides it is still part of a much larger field (of which this field is adjacent to Moel Rinnes and another two plots). We therefore we believe that it does not have identifiable boundaries. It is in fact being squeezed between Clachbrake and Moel Rinnes to add yet another plot to an area of farmland which has already reached saturation point.

We trust these comments will be considered appropriately.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Rachel Dunbar