

Dear Lissa,

**Notice of Review: Planning Application 13/02213/PPP- Erection of new dwelling house at Rabbit Rock, Elchies, Aberlour.**

We write to make comment on the Review Statement relating to erecting a house at Rabbit Rock.

1) The appellant states that there is an existing group of 4 units in the location. This statement fails to consider the existing houses of Moel Rinnes and Starcroft as well as the other plots around Clachbrake Farm for which planning permission has been given (with a total of 13 existing plots and houses). This already exceeds the 5 or 6 housing plot examples which are mentioned in the review statement.

2) The appellant gives examples of locations for Moray for which planning permission has been granted. On examination, these are all closely located to main roads, not 0.3 mile down a very poorly maintained farm track. These locations are neatly grouped together like a cul de sac or steading at the side of a main road rather than spread out over rural farmland. For these reasons this plot constitutes over development and is contrary to Policy IMP1.

3) The lack of interest in the client's other plots (attributed to the biomass) and the potential for changing the steading to 1 housing unit should not be justification for seeking permission for other plots on Clachbrake Farm. While planning permission remains for 3 units, all 3 units should be considered as contributing to the overall number of housing units on the farm at present.

4) We also still strongly believe that this plot is in an "overtly prominent location". The plot **will be** visible from the Archiestown to Craigellachie Road. The topography of the site will not hide this plot and neither will planting some trees.

We trust these comments will be considered appropriately.

Regards,

Rachel Dunbar