

Dear Darren,

**LR103 - Planning Application 14/00152/APP Buthill Meadows, Wester Buthill, Roseisle**

Thank you for passing on the representation from AJ Campbell.

The letter mentions that *“the site is within mature woodland which already contains existing consents and newly completed houses. As a result mature woodland has already been removed and cleared from the vicinity..... Thus, I support the assessment of Moray Council in that this application would lead to the loss of more woodland and have a detrimental impact on the rural characteristics of the landscape.”*

**In terms of loss of woodland, if the application were to be approved we would ensure that at least 25% of the existing tree foliage (Scots Pine) would be retained in line with planning policy to create a softening of the development and to integrate the dwelling-house into this landscape setting. Therefore, we do not envisage a detrimental impact.**

The next point in the letter mentions *“I also support the assessment of Moray Council that the proposal would contribute to the urbanisation of the setting – with the setting, in my opinion, being both the immediate area of the site and the neighbouring landscape / woodland which already contains existing consents and newly completed houses. The proposed development would add to a growing area of urban houses and gardens which were previously part of the rural landscape..... This is in contrast to , and significantly different from, the cluster of dwellings within the neighbouring Mid buthill development which has been wholly contained within the boundaries of some old farm buildings.”*

**In answer to the above point we would like to draw attention to our NOR statement whereby we stated that we believe this plot would suit the proposed location and compliment the existing adjacent consents due to the size of the plot itself and the size of the adjacent, neighbouring plots. With each rural planning application we submit it is a matter of utmost importance to ensure every site design is of an adequate size and spacing to enhance an area, without creating any sense of overcrowding or any feeling of detriment. This particular planning application is set within mature woodland and measures 0.593 acres (2403 sqm). The proposed dwelling-house itself would be located at least 38 metres from any neighbouring dwelling-house. This distance by far exceeds the spacing of the dwellings at the existing nearby Old Steading / Mid Buthill / Holme Steading development to the east of the application which although perhaps being within the constraints of unused farm buildings still consists of a concentration of properties set within very close confines to each other within the countryside.**

**We are of the opinion that the Buthill Meadows proposal would consist of an attractive, rural house plot set within mature trees and would be in accordance with planning policies H8 and IMP1. As stated above the proposed dwelling-**

house would be set at a distance to create a sense of space and to avoid any feeling of urbanisation.

Yours sincerely,

**Stewart Reid MCIAT**

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