

TMC
Moray Council
-2 APR 2015



31 March 2015

Legal and Democratic Services
The Moray Council
Council Offices
High Street
Elgin
IV30 1BX

Your Ref DW/LR120

Atten Mr Darren Westmacott

**Notice of review: Planning Application 14/02088/APP-Replace storage
Shed and Builders Yard with House and Garage at 350m North West of
Damhead, Forres.**

Dear Mr Westmacott

Thank you for your notice of review dated 25 March received on 28 March.

I do have some further observations on the information submitted as part of the substantiation requesting a review.

While planning permission may have been given for a grain store and storage shed in 1997 this was certainly not built within 18 months. We started building our house in the autumn of 1998 and completed in the July of 1999 and the shed was not built at that time. From memory it was not built until a couple of years later, probably at the end of 2001 . The access road was never given permission as the initial access was via the track to what was Peter Hizzetts own house.
(Peter Hizzett being the developer for all the plots down the lane)

The shed and yard have not been used for years as Peter Hizzett moved his operation to Burghead about 10 years ago . So construction and residential traffic will be an increase and not neutral as stated in the appeal.

It is accepted that the recent improvements made by the council to the junction have improved matters for those of us already living down the lane.

However two vehicles cannot pass in the entrance way. The photograph submitted is very carefully choreographed with one of the cars with its wheels on the grass verge not the tarmac. I would also draw to your attention that two

owners down the lane run businesses that involve big vehicles ie tractors and lorries . Everyone else have 4 x 4 s (As this is the only means of access in the winter as the lane very rarely gets salted) and two vehicles cannot pass in the entrance or further down the lane. In fact only last week I had to back out on to the B9010 when trying to turn in as there was a van coming out.

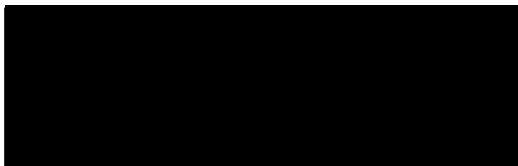
Any more traffic will not only cause problems at the junction but also down the lane as there are no adequate passing places and if you meet anything one of you has to back up.

The improvements have made it safer for a single vehicle coming out but it is still a very difficult entrance and will be safer only by having less traffic.

While the focus of this review appears to be around the entrance to the lane all my other observations made regarding this application are still relevant.

I trust you will take all these comments into consideration as part of your review process.

Yours sincerely

A large black rectangular box used to redact the signature of S J Hallett.

S J Hallett