Keith And Cullen WARD 02_07

09/01790/APP	**Erection of two storey dwellinghouse on Plot 9 Former Filling Station And Land, Seafield Road, Cullen, Buckie for Mr Charlie Milne**
24th September 2009	

Comments:

- MEMBERS WILL HAVE VISITED THE SITE
- This site lies within a development that was previously considered by Members at a Departure Hearing. The Head of Development Services considers that significant amendments have been made to the proposal to warrant reconsideration by Committee
- Advertised as a departure from the Development Plan
- Objections/representations received

Procedure:

- If minded to approve, no Hearing required.

Recommendation: **Refuse - For The Following Reason(s): -**

1. The proposal is contrary to Moray Local Plan 2008 policies T2, T7, ED6, IMP1 & Cullen OPP2.

2. The proposal would increase the density of a residential development already at its limit in terms of allowing sufficient amenity space and layout. The proposed unit would be detrimental to the streetscape on Glebe Park Crescent as it would break the established building line by being close to the heal of the pavement where all other houses are set back. In addition it would result in a development of a density and character inappropriate to the surrounding area.

3. The position of the proposed unit would curtail pedestrian and vehicular visibility thus having an adverse impact on Judy's Lane footpath which is part of the Safer Routes to School network.