

Darren Westmacott

From: Stephen Gauld <sg@wittets.co.uk>
Sent: 17 March 2016 15:59
To: Darren Westmacott
Cc: 'Cynthia McKay'
Subject: FW: LR149: Planning Application 15/02188/APP - Site Adjacent to Seaview Caravan Park, Findhorn Road, Kinloss
Attachments: LR149 - 20160317 Ltr to C McKay - Further Reps Notification.pdf; LR149 - 20160301 Ltr from J Heatley - Further Representation.pdf; LR149 - 20160316 Ltr from D Anderson - Further Representation.pdf

Dear Mr Westmacott,

Thank you for the information forwarded to my colleague Cynthia McKay. I have reviewed the representations and would wish to comment as follows:

Representation from J Heatley

- The argument being made is that the CPZ will only have been zoned in the Development Plan to recognise the location of the SPA, Moray and Nairn Coast Ramsar and SSSI. If the SNH anticipate no impact in relation to these interests, it would suggest that the proposals should not be contrary to CPZ.

Representation from Transportation

- Ref item 9, the telegraph pole is not shown but the two trees referred to are at least partly included within the application site. It should be noted that the line of the fence has been offset to avoid the trees.
- Ref item 10, the Land Certificate was not submitted with the planning application but has been provided as evidence that the applicant does own the land upon which the trees and telegraph pole are located, and therefore has control over sightlines.

The title plan shows the line of the east boundary to the south of the outfall ditch which scales approximately 4m from the road verge. Although the cycle path has not been shown, this would equate to the distance from the road verge to the west edge of the cycle path. To the north of the outfall ditch, the east boundary is shown closer to the road and aligning with the road verge indicated to the north and south of the proposed site. As the trees and pole are all to the north of the outfall ditch and to the west of the cycle path, it would seem sufficiently clear that the obstructions are within the appellant's ownership and that the trees could therefore be removed within the sightlines.

It would be appreciated if these comments could be taken into account when the appeal is determined.

Regards,

Stephen Gauld
Managing Director

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