

Mr Darren Westmacott
Committee Services Officer
Clerk to the MLRB

Mr & Mrs Davies
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

**Notice of Review – Planning Application 15/02106/PPP –
Erect Dwellinghouse on land adjacent to Bracany Park, Longmorn**

Further to our objection to the above Application and in terms of the Regulations please find our observations on the Applicant's grounds for seeking a review of the Planning Authority's decision.

Our further observations are Road Safety Issues:-

The entrance to Bracany Park from the access road off the Main Elgin/Rothes Road is narrow and can only accommodate single file traffic. We have problems and quite often have to reverse our vehicles to allow other residents, visitors and delivery vans to pass by. There are already six properties with a total of ten entrances leading off the Bracany Park road entering into all six properties. Some properties have more than one entrance! Sol Vista (No 5) is directly opposite the entrance to the proposed dwelling and has two entrances for vehicles and when they reverse out of the property they have to do a three point turn across the road where the new house entrance would be! The entrance to "Bracany" is also so close to the proposed site that it would certainly cause frustration to the drivers of vehicles and ultimately result in accidents, especially delivery drivers who were unfamiliar with the road and properties. They already have difficulty finding properties. Construction vehicles would find it very difficult to access the site, not to mention what effect this would have to the condition of the road. Although owned by the Applicant it is maintained equally by all five residents!

When vehicles exit the Bracany Park development onto the access road off the Main Road drivers already have to be extra vigilant as there is not a clear view on the RHS of traffic turning into the access road from Elgin. A solid wooden boundary fence to the Applicant's property erected some years ago causes an obstruction. Drivers must also look out for traffic coming from businesses and properties on the LHS accessing the Main Road. This is a safety issue as there have been accidents and more vehicles would only contribute to this!

The access road from the Main Road is owned by the Applicant and is in a very bad state which adds to the unsafe road conditions as drivers are swerving to avoid the huge potholes, this alone could cause an accident. The Applicant does not want the responsibility to repair the road he owns. We and other neighbours are very concerned about safety in our neighbourhood and despite appealing to him more than once to repair the road and share the cost our concerns are ignored.

The Applicant/Developer now wants to add another property in this small plot (*the only piece of ground between the properties not developed*) but shows no concern for the welfare of the residents already living at Bracany Park. We also note that the Developer has put his own house up for sale! Does this mean, if he sells his house and leaves the neighbourhood he will not have to deal with any safety issues himself!

We are concerned as to the safety of residents at Bracany Park. We were the first residents to live here and originally there were four new houses and the existing house at "Bracany" The Applicant/Developer has since then received permission to allow another dwelling, ie Number 5, situated behind the garage workshops. Surely the Planning Authority's decision not to allow further development is the correct decision to ensure the safety and well being of the existing residents.

Yours sincerely,
Mr & Mrs Davies