

Darren Westmacott

From: Graham Kearney [REDACTED]
Sent: 03 May 2016 22:29
To: Darren Westmacott
Subject: Planning Application 15/02106/PPP Review Comments

Dear Sir,

Further to your letter dated 20th April regarding Notice of Review for planning application [15/02106/PPP](#) we wish to make the following comments supporting our earlier objection dated 18th December 2015.

1. Road Safety

Access to the proposed dwelling would result in increased traffic movements via an existing awkward multi-armed junction.

The primary junction on to the A941 has poor visibility due the lower sight line afforded to vehicle drivers exiting the junction, combined with a solid fence to the north.

The secondary junction is within 5 metres of the primary junction. Due to the single track nature with no passing place, and combined with no visibility splay any vehicle meeting another oncoming vehicle must immediately stop at the primary junction to allow turning manoeuvres to take place. Additionally this can result in any vehicle longer than 5 metres (eg delivery van, car with trailer) approaching the junction from Elgin stopping with the rear of the vehicle still on the A941. As a resident of Bracany Park for 16 years I've witnessed a number of near misses at this junction.

This secondary junction would be the sole access to the proposed dwelling. Note this secondary junction is not used for other recent developments mentioned by the applicant behind Neil Miller's garage.

To improve the safety of both junctions for increased traffic in my view would require:

- improve the visibility splay for both primary and secondary junctions
- improve the single track access to allow for a passing place near the junction
- upgrade the existing poorly maintained junction to council adoptable standard

2. Site Development

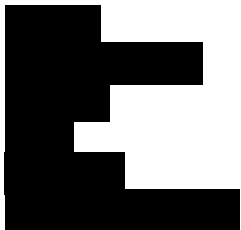
The applicant's grounds for appeal states "*The character of the setting is a high density development*". I share the view of the council planning department that the Fogwatt area is characterised by low density housing, and my view is developing this site would result in a more urbanised character. Additionally the applicant states the proposed dwelling would be surrounded by six other houses. It should be noted that five of these would be separated only by the plot line boundary, and not by a significant width boundary such as a road or green area.

The applicant proposes that the proposed dwelling can be designed to prevent overlooking the neighbouring properties with screening provided by existing trees. It should be noted the trees are predominantly tall coniferous species and these have been stripped of all the lower branches that could have afforded some screening. As these are coniferous the lower branches will not regrow and hence credit can not be taken for these providing screening.

I would appreciate if our objections and comments would be considered in the review process.

Yours faithfully,

Mr & Mrs G Kearney



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