

Legal and Democratic Services

The Moray Council
Council Offices, High Street, Elgin, IV30 1BX
Telephone: 01343 543451
DX: 520666, ELGIN

Manager (Development Management)
The Moray Council
Council Offices
High Street
Elgin
IV30 1BX

Contact: Mr Darren Westmacott
Direct Dial: (01343) 56 3014
darren.westmacott@moray.gov.uk
www.moray.gov.uk

Our Reference: DW/LR157
Your Reference:

1 July 2016

Dear Mrs Smith,

Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Notice of Review: Planning Application 16/00199/APP- Erect Dwellinghouse and Associated Works on Site Approximately 200M East of Lea Rig, Mosstowie, Elgin

At the meeting of the Moray Local Review Body (MLRB) on 30 June 2016, the MLRB agreed that the amended plan (13047.P09B) submitted by Mr Hilton on 6 June 2016, in response to Development Management's representation to the MLRB's request for further information, constituted new evidence in terms of Regulation 17 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

Regulation 17 of the 2013 Regs prohibits the MLRB from reaching a decision without first affording relevant parties have been given an opportunity to make representation on the new evidence. In this case, the relevant parties are the Applicant and Development Management (The Moray Council).

If you wish to make a representation on the new evidence, a copy of which is enclosed, this should be sent to the Clerk of the MLRB - via the details above - on or before 12:00noon on 18 July 2016.

The Notice of Review, Grounds for Review and associated documents can be viewed on at http://www.moray.gov.uk/moray_standard/page_65978.html or <http://public.moray.gov.uk/eplanning/> and entering the planning application reference number. A copy of the documents can also be made available for inspection, on request, at the Access Point, Council Offices, Elgin.

If you have any queries, please do not hesitate to contact me on the above details.

Yours sincerely,

Darren Westmacott
Committee Services Officer
Clerk to the MLRB



HHL Scotland

Chartered Town Planning &
Building Consultants

6 Cameron Crescent
Nairn
IV12 5DY

Tel. 01667 451334
Mob. 07743 221617
Email. admin@hhlscotland.co.uk
Web. hhlscotland.co.uk

HHL Ref. 13047/LRB
Date. 06 June 2016

Clerk to the Local Review Board
Legal & Democratic Services
The Moray Council
High Street
Elgin

Dear Councillors,

**NOTICE OF REVIEW – LR167 – ERECT DWELLINGHOUSE AND ASSOCIATED WORKS ON SITE
APPROXIMATELY 200M EAST OF LEA RIG, MOSSTOWIE**

I refer to the above and the meeting of the panel on 26th May 2016; where it was agreed to defer the decision, in order to seek further information on the feasibility of moving the house position to that of a similar distance from the road edge as the neighbouring 'Lea Rig' (the existing property 200m west), as suggested by Councillor G. Cowie.

Following receipt of the Appointed Officers written response, my client has reviewed his house position in relation to Lea Rig and now submits the amended drawing (13047.P09B) for your consideration.

As part of preparing this revised drawing the appellant (Mr Chris Greenwood) has measured the gable of Lea Rig in relation to the public road and this distance equates to just over 43feet (13.1m). In light of this, my client has agreed to amend his own house position to a matching distance (13.35m (43'9')) and has also agreed to include an additional planting strip between the proposed house and public road – this planting strip, is outwith any vehicular visibility splays and, as such, will not impede road safety.

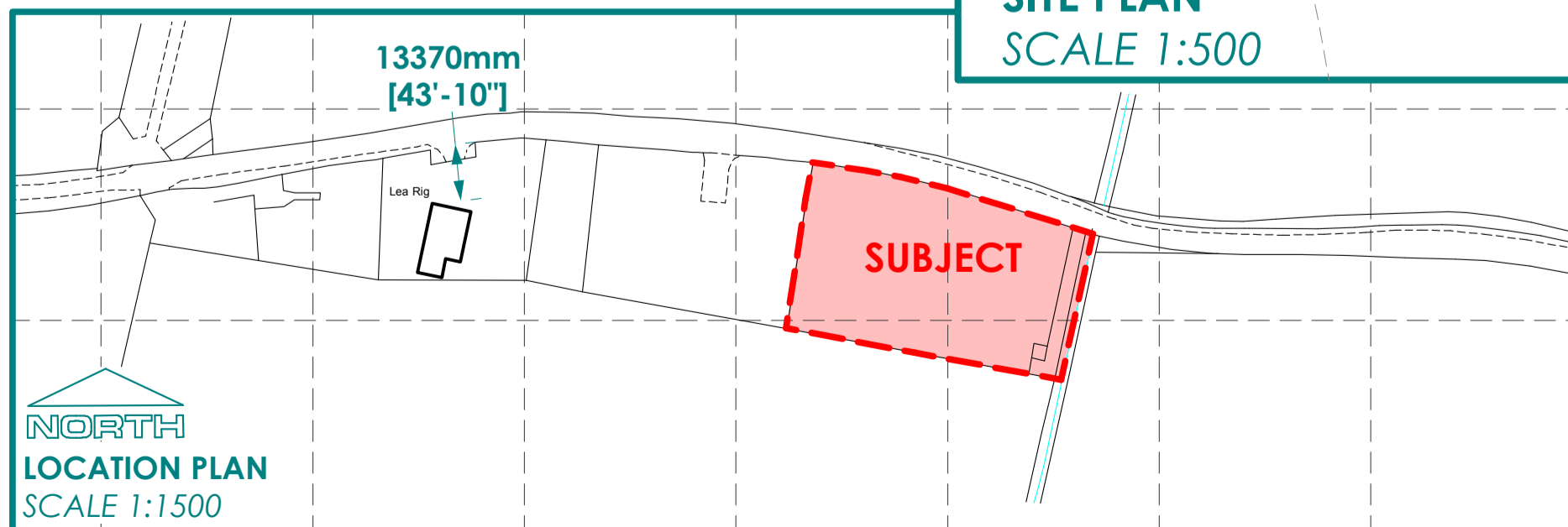
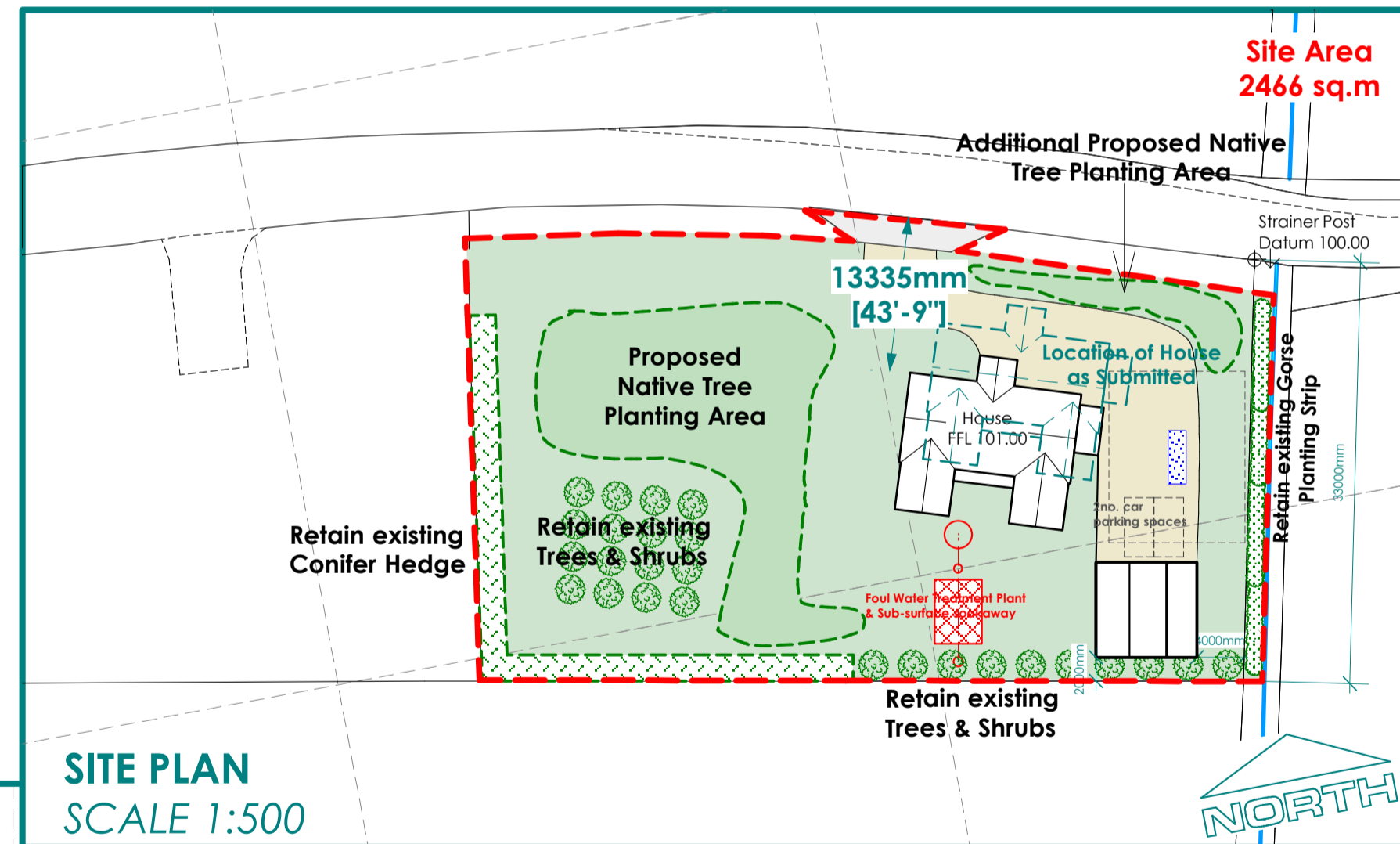
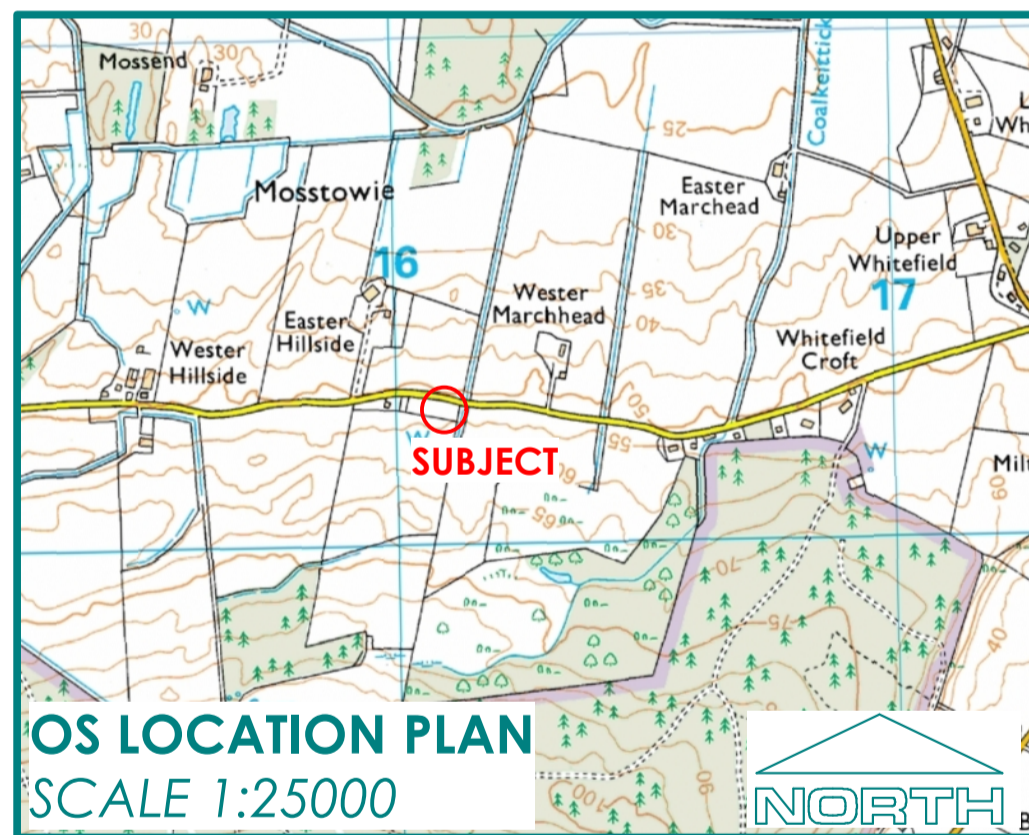
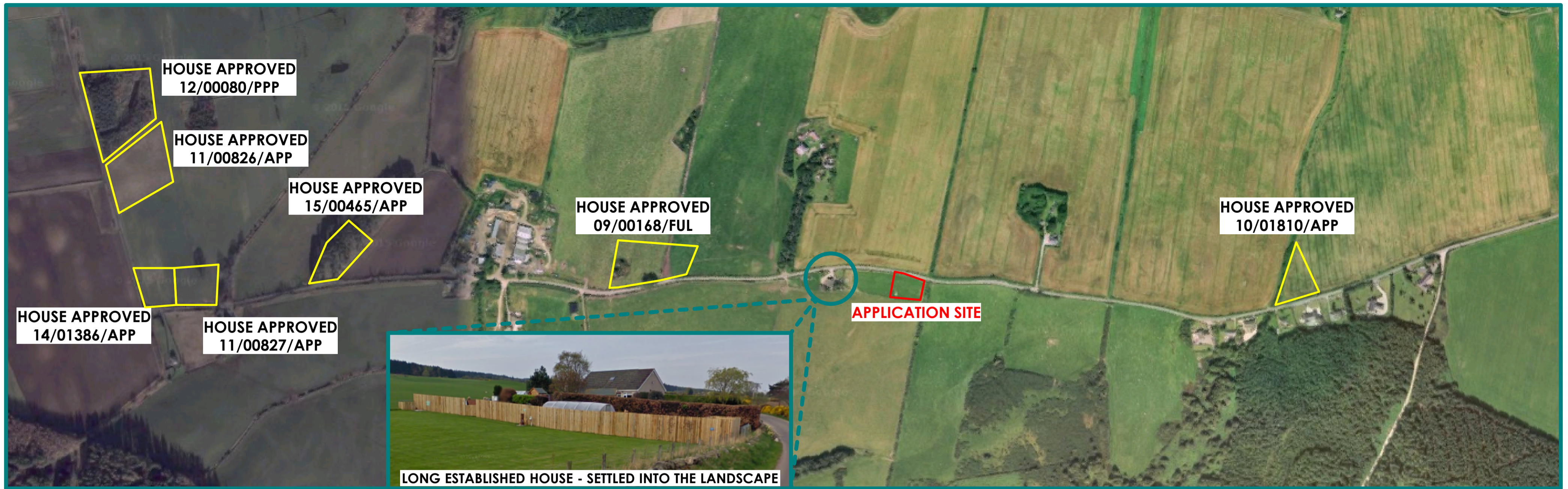
My client is wholly content for the revised house position and additional planting strip to be conditioned as part of any favourably decision the Review Panel may come too.

I trust the above and enclosed updated drawing meets with the Review Board approval and please do not hesitate to contact me, if you wish to discuss any of the above.

Yours Sincerely

Digital Version, issued without a signature

Matthew J Hilton MRTPI
Director

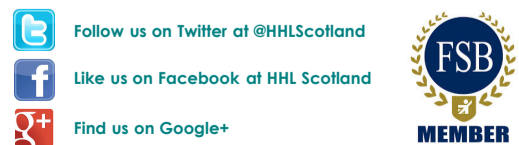


HHL Scotland
Chartered Town Planning &
Building Consultants

Client: **MR & MRS CHRIS GREENWOOD**
Project: **ERECT NEW HOUSE & ASSOCIATED WORKS AT MILTONDUFF, ELGIN**
Ref: **HHL 13047.P09B**
6 Cameron Crescent
Nairn
IV12 5DY



Tel. **01667 451334**
Mob. **07743 221617**
Email. **admin@hhlscotland.co.uk**
web. **hhlscotland.co.uk**



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