

19 AUG 2016

17 August 2016

Clerk of the Moray Local Review Body  
Moray Council  
High Street  
ELGIN  
IV30 1BX

Dear Sir

**Review of Planning Application 16/00513/APP – 3 Holiday Chalets, Covesea**

As I previously stated, I fully support Mr Anderson's application to develop tourism in Moray, and the proposal has a lot of merit in terms of education and sustainability, as well as increasing demand for this type of accommodation, but I still cannot agree with his choice of site.

The cliff top location is visible from the beach, although Mr Anderson maintains that the proposed chalets will not be viewed on the skyline from any public vantage point. He also states that the site is relatively flat and low-lying compared with the surrounding topography. "Low-lying" is not a term that most people would use to describe the site; it overlooks the adjacent golf course and the beach, and is certainly not sheltered from the prevailing winds. Visibility of the site from the south is irrelevant, as there are already several houses on the north side of the Hopeman – Lossiemouth road, in both Easter and Wester Covesea, and the RAF base is highly visible to the south from the track/road junction leading to the site. Three chalets visible from the main road would be less intrusive in the landscape than on the proposed site.

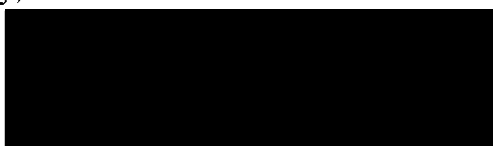
The term "*campsite*" features in the application, alongside a description of the site as "*remote and beautiful*". The two are incompatible; the location would no longer be "*remote and beautiful*" if a campsite is established there.

Policy ED8 requires a locational need for a specific site. The proposed "*access to educational and play experiences*" does not have to be at this site in order to provide a "*friendly holiday experience*".

Policy E8 permits low intensity use in the Coastal Protection Zone, but the application describes "*year round benefits*". The chalets are considered to be comparable with a low intensity golf course, associated clubhouse and parking, but residential year-round use of chalets would seem to be high intensity compared with daytime use of a holiday golf course.

The documentation linked to this review cites only one previous application under History, but it is perhaps pertinent to understand that there have been six planning applications for residential accommodation on this site, dating back to 1989. Two were withdrawn, or partially withdrawn, and four were refused, including one that went to appeal and a public hearing. In every case, refusal was primarily on the grounds of site location.

Yours sincerely,



Barbara Hall