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13 Jan. 2020

Your Ref. LR/LR233

Lissa Rowan
Committee Services Officer
Clerk to the MLRB
The Moray Council
Elgin IV30 1BX

Dear Lissa

Notice of Review : Planning Application 19/01290/APP

I refer to your letter of 8th January and ask you to bring the following comments to the notice of members of the MLRB.

Residential I find many of the appellant's comments in his Statement of Support to be both irrelevant and inaccurate e.g. reference is made to the original owner and builder of 17 Cathay Terrace. Having lived in Cullen for most of my life I remember the case well.

In the 1950s/60s, Mr Stevenson, the coal merchant, was refused permission by the then Local Planning Authority to use the premises for the commercial purpose of his coal yard. He was even forbidden to park his coal lorry in Cathay Terrace and at lunch times he had to park his coal lorry outwith Cathay Terrace and walk home to his house for lunch!!

50 years ago Cathay Terrace was recognised as a quiet residential area. It is the same today. Furthermore, the idea of establishing a commercial business in Cathay Terrace is contrary to the Moray Local Development Plan of 2015 which clearly states that "the proposal represents an unacceptable form of development which would result in an inappropriate use of the existing domestic garage building."

Out of Character The appellant, in a later Statement of Support cites a number of Holiday Let/ B & B establishments in Cullen. It should be noted that most of these are over half-a-mile from 17 Cathay Terrace (especially those in the Seatown) and the house at No. 8 Cathay Terrace is not a Holiday Let but a long-term house rent.

None of these houses can be compared with the building at 17 Cathay Terrace as all are operated from an existing property whereas that at 17 Cathay Terrace is in the form of a separate building erected as a garage at the back of the house.

Permission for this building to be erected was purely for a domestic garage and never intended to be used for holiday accommodation.

This was made clear to us by Mrs Cathy Archibald Chief Planning Officer of The Moray Council at the time when she visited the site.

Permission for a Holiday Let at 17 Cathay Terrace would be completely out of character with the area.

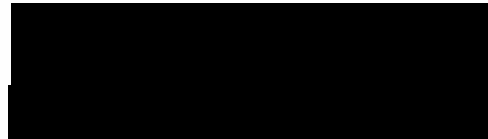
Architect's Submission Apart from some amended drawings the architect offers no new reasons for a Review but merely notes "See Statement of Support."

Conclusion I conclude by highlighting the three points I have made today -

1. **Residential** This is a quiet Residential Area. It has long been recognised as such and should remain so.
2. **Out of Character** This commercial business is out of character in Cathay Terrace. The building was erected in 2015 as a domestic garage and not as a Holiday Let.
3. **Statement of Support** The appellant's Statement of Support is full of irrelevances and inaccuracies.

I respectfully submit that the MLRB refuse this Appeal.

Yours sincerely

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