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Supporting Statement  
in relation to PPP Application 100258684-001 of 23/5/2020 for a  
New House and Garage on a site to the north of The Barnyard Studios,  
Upper Garmouth, Fochabers. AB32 7AB  
by Mr & Mrs CA Smith

The current Covid 19 pandemic has given us all time to reflect upon current circumstances and to conceptualise plans for the future. Going forward into our senior years, we are aware of our inevitable physical limitations such that we need to downscale our property portfolio so as to reduce our maintenance commitments as our family are unlikely to be following in our footsteps.

In our forty years residency at Connagedale we have invested extensively in the property and proudly established what is now known as Upper Garmouth by creating the Barnyard Studios and providing the road and servicing infrastructure for the Highfield Development. Now that we have approval to retire into the Studios, we are focusing on the last piece of our Upper Garmouth property portfolio with this PPP application for the ninth of the 9 houses which were originally applied for in our PP application of 2010 but got postponed at that time in order to reduce the density of the development within Highfield. The current application site is immediately adjacent to Highfield.

Our intention is to set a design brief, as part of the feuing conditions, for the proposed house on this exceptionally well landscaped site to be of a high aesthetic standard and eco friendly. This will be the last house site in Upper Garmouth and there will be further feuing conditions set such that the large 0.5 ha site will not be subdivided for any further development. There is sufficient open space available within the application site to the west of the pond for the placement and concealment of a new house and garage which will not intrude upon the outlook and privacy of others. The adjacent amenity land to the west of the application site will remain undeveloped with its broad leafed trees and open spaces.

As part of our property disposal proposals, we have also offered two areas of ENV6 amenity land for the community to acquire at no cost (other than legal fees) which amount to approx. 0.4 ha and are located immediately adjacent to the Garmouth and Kingston Village Hall.

The application site of 0.5 ha, or thereby, is located within the Garmouth settlement boundary and is some distance from the village conservation area. There are no listed buildings in the vicinity.

The adjacent land in to the west in the applicants control is designated amenity land. The adjacent land to the east in the applicants control is a community footpath formed by the applicants to give safe pedestrian access from Upper Garmouth to Garmouth. The adjacent land to the south in the applicants control is partly the aforementioned footpath and also the existing, formerly commercial vehicular access to the Barnyard Studios, which is proposed to become a shared access to the application site and the future singular domestic use of the Barnyard Studios as a dwelling. The adjacent land to the south west is amenity land forming part of the property of 6 Highfield. The adjacent land to the north is the landscaped former railway station yard and start of the Spey Viaduct walk.

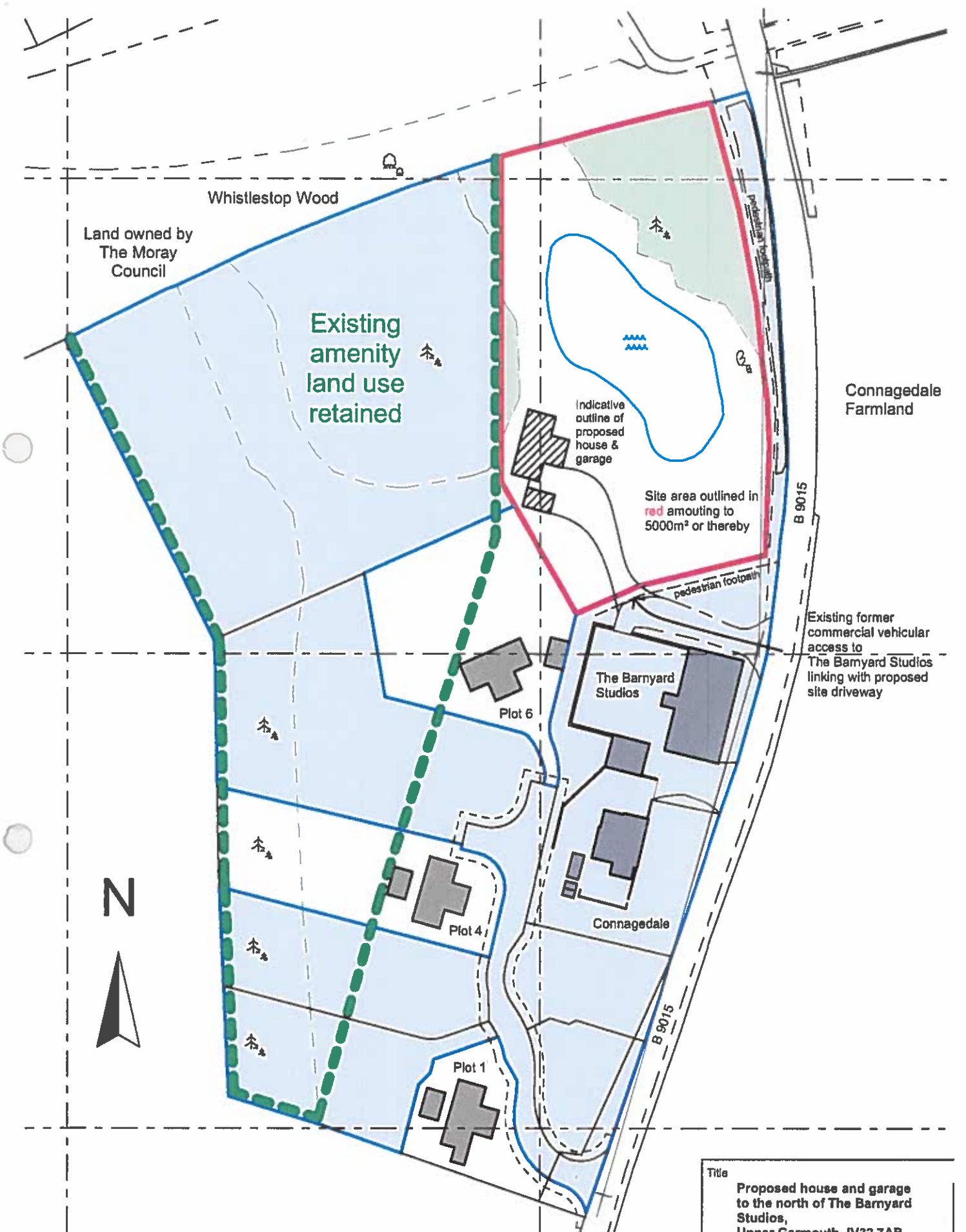
The proposed access route to the application site is the shared (two properties) now domestic use of the existing commercial access/egress to/from the B9105 which was approved for a commercial use by 5 businesses when there were no speed restrictions on the public road. Nowadays of course there is a 40 mph speed limit on this section of the B9015.

The proposed application site can have connections to mains water, mains foul sewer and mains electricity services which are located within the adjacent land owned by the applicants. Storm water drainage can be given two methods of treatment via soakaways and or sustainable arrestment in the private pond within the application site.

With these arrangements completed, we hope to release ourselves from a lifetime of extensive property obligations and hopefully enjoy what limited time we have from here on.

We commend these proposals for favourable consideration by the Moray Council.

Mr & Mrs CA Smith, Connagedale, Upper Garmouth, Fochabers. IV32 7AB      23rd May, 2020



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<b>Title</b>	<b>Proposed house and garage to the north of The Barnyard Studios, Upper Garmouth, IV32 7AB</b>
<b>Drawing</b>	<b>Site plan</b>
<b>Scale @ A4</b>	<b>1:1000</b>