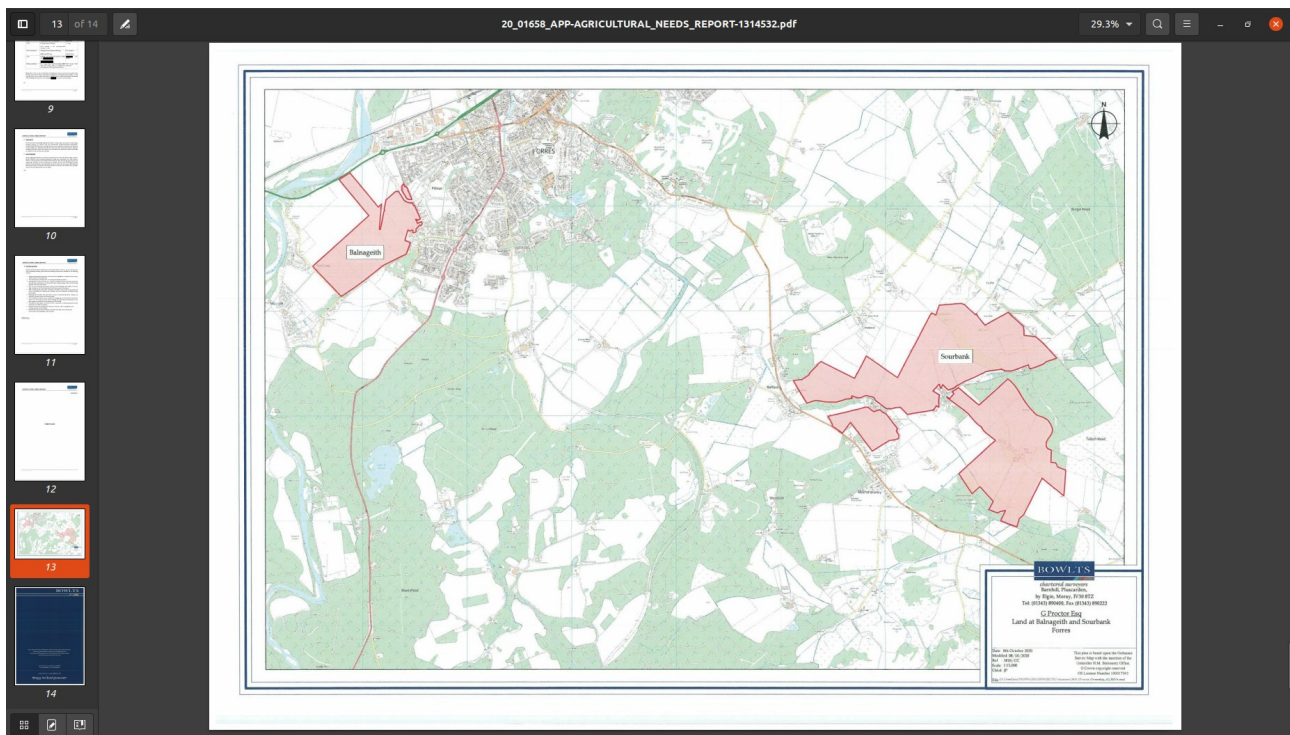


Comments on Review of Planning Application 20/01658/APP by interested party at [REDACTED] 22nd June 2021

The applicants have submitted a further lengthy statement in support of their application which was rejected by the planning officer based on policies within the Moray LDP of 2020.

They repeat the argument that they need to build a house for farming succession planning and point to Moray being an outlier in terms of special provision for farmers and farm workers. Whilst we are sympathetic to the need for a house on the farm, we do not believe that this is the only possible site. If you take a look at the map in the Agricultural Needs document, it is clear that the holding is extensive and much of it is not within the sensitive and pressurised area. Some of the land appears to adjoin Rafford village.

Map of The Farm:



We note that the revised planning statement contains many new photographs. These are misleading in that they have all been taken in summer time when there is more screening from vegetation. The visual impact of any further development will be much greater in winter. Below is a photograph and a zoomed image taken from it which show how the existing buildings become more prominent in winter. The photo was taken from beside the communal bin store at the entrance to Cloddach Farm on the U102E in December 2020.



And a zoomed view from this shot with the site arrowed:



The visual impact of the proposal will be greater than the planning application suggests. It is understandable that an applicant will put their proposal in the best possible light, but some balance from people with local knowledge is needed if you are to make a considered decision.

In a similar “staging” vein , the photographs in the original supporting statement showing the junction of the track onto the U102E were taken following unauthorised and out of season hedge cutting along the southern border of Tulloch Cottage. This made visibility along the narrow road appear better. Moray council confirmed that they did not and would not have cut back the bushes at that time of year (during the nesting season) when we asked them in July 2020.

Finally, their photo of the bins which serve 12 residences to our knowledge is not representative. They are most often overflowing as in the photo below taken on Monday 21th June 2021. They had been this way since the previous Wednesday and were not due for emptying until the middle of the week.



The U102E is too narrow and a dead end with no public turning circle for the bin wagons to use, so any additional homes would have to use the existing inadequate store.

Present infrastructure does struggle to support the existing homes, and we don't understand why the effect of cumulative development on infrastructure is not a planning issue as stated in the previous planning response.

Likewise, we are not reassured that there is no flood risk as we live in a time of increasing flood events due to climate change. We do not feel it wise to add another potential restriction to the burn.

There are also inconsistencies in the application over affordability - the applicant is the family business, and not the young farmer just starting out.

In summary, the site chosen by the applicants is in a sensitive and pressurised area, and because of this, the application has been rejected by the planning officer.

No one disputes the need for a farm house for the successor to the family business, but local residents do not believe there is nowhere else on their extensive holding where the applicants could build. There would be no need to ask for an exception if a site which meets planning criteria had been chosen.

We urge you to reject this application on planning grounds as per the Moray LDP.