

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Lack of landscaping
- Litter
- Over-development of site
- Poor design
- Precedent
- Road access
- Road safety
- Traffic

Comment: There is no need for a co-op in the village, the existing shops and stores are more than sufficient for the village.

This seems to be the first step in Springfields long opposed development of Hopeman. What purpose does a co-op have when we have Costcutter and the Post Office already in the village. I strongly object to any further development to the coast between Findhorn and Buckie. Also Springfield are using this to get the infrastructure to over develop the area. Enough is enough. The flats are not needed in Hopeman either, Tullochs are already building at the east end of the village with an affordable housing inclusion. The coast is a natural heritage and historic gem. Leave it alone.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Noise
- Over-development of site
- Road safety
- Traffic
- View affected

Comment: With tulloch of cumminston building 70 plus houses in the village we do not need anymore, the beauty of the village will be taken away. We have two shops already which serve the needs of the people. The noise pollution will be bad for the environment, the main road will become too dangerous, it's already dangerous with more traffic demands because of the other houses being built. The beauty of the countryside we have there will be taken away to leave a beautiful village made into a concrete jungle. Holiday makers will not want to come to a place that is so built up making another village suffer because of the greed of spring field wanting to build for their own pocket. If you give planning permission Hopeman will be destroyed and stripped from its history what it's known for, keep Hopeman safe and leave it alone. No more noise, no more pollution and no more houses needed. Thank you

# Comments for Planning Application 20/00474/APP

## Application Summary

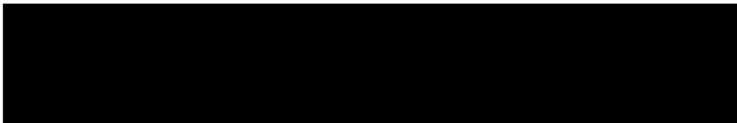
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site

Comment: I strenuously object to the retail part of the plans. If a chain shop like a co-op were to move in, it will destroy our existing local, family run shops and butcher.

I hate the look of the new housing that has been built further along Forsyth st. The houses do not fit in with the village! More housing of similar look, destroys the look of the village!

# Comments for Planning Application 20/00474/APP

## Application Summary

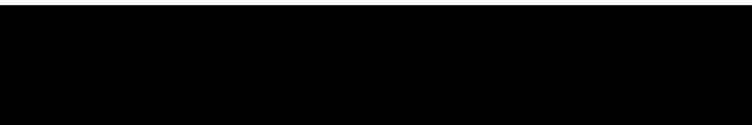
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Road access
- Road safety

Comment: We do not need another shop, there are already 2 shops in the village, plus a shop that sells co-op products.

Also being very close to the main junction into the village and opposite a bus stop would cause major problems.

This would be over developing of the village and the amenities would not cope with the influx of home owners

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Community Council/Association Consult
- Contrary to Local Plan
- Drainage
- Noise
- Parking
- Precedent
- Road access
- Road safety
- Traffic

Comment: This development is unwarranted, not needed and will be an eye sore. I take it that

Sandy Adam also intends to fill the whole of the

Greenfield areas of our beautiful village with wee modern boxes!?

We dont either want them or need them!

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Inadequate plans
- Litter
- Precedent
- Road access
- Road safety
- Traffic

Comment: This development by Springfield is yet again poorly considered in regards the community of Hopeman. Traffic on Forsyth Street is already busy and nothing has been put in place to help with slowing down regular speeding traffic. It will not only be vehicular traffic if there is to be a retail/food outlet but pedestrian too. Road safety would be compromised. The access is at a very busy junction which would cause problems.

The village had two very good and well supported stores and any retail establishment would be detrimental to those businesses.

The natural environment would continue to be eroded as it has been with recent development just a few hundred yards to the West.

Retail units cause litter and people often loiter around these.

# Comments for Planning Application 20/00474/APP

## Application Summary

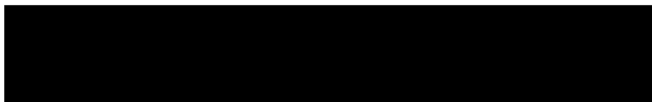
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: We don't need another shop in Hopeman. We are quite happy with the number we have.

I'm sure Mr Adam wants to destroy Hopeman. That area is only there in his determination to build his 600 homes. Let's hope he doesn't bypass the council again and put money in the SNP pocket and gets what he wants.

Shocking.

# Comments for Planning Application 20/00474/APP

## Application Summary

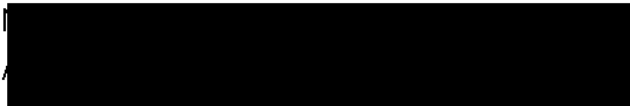
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Petition

Stance: Customer objects to the Planning Application

Comment Reasons:

- Road safety

Comment: Hopeman has a few small businesses & this would decimate them. We do not need this in our beautiful village!!



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic
- View affected

Comment: Why can't people leave these beautiful Seatowns as they are, the small pockets of communities is what makes these places so picturesque. The reason people come to visit the highlands is to visit places like this, to escape the madness of city life. If we continue to expand these areas people will stop visiting impacting on the local businesses.

It's not all about money, quality of life means so much more, which has become more apparent whilst living in the situation we're currently in.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Community Council/Association Consult
- Contrary to Local Plan
- Drainage
- Road safety

Comment: This development is contrary to local development and would be detrimental to the community of Hopeman. This planner seems he'll bent on trying to turn Hopeman into a small town and destroy the whole ethos of our village community

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have only lived in Hopeman for over a year but lived in Moray 14 years ago for 12 years, it is a beautiful part of the country to live in (albeit much busier than it was 14 years ago) Hopeman, like all the coastal towns and villages is getting busier and busier and the roads are already not coping with the increased amount of traffic, especially in the summer months. To build a retail outlet on Forsyth Street and therefore increasing traffic close to an already busy junction seems once again that the people making the decisions don't live there and have to endure the increase in traffic which undoubtedly will occur, unless of course everyone in Hopeman were to boycott the retail outlet as we will continue to support the shops already in the village. Perhaps it is all down to money!

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Litter
- Noise
- Over-development of site
- Traffic
- View affected

Comment: Having lived in Hopeman for most of my life (30years!) until last year when we moved, I feel Hopeman does not need more houses/flats, more development and certainly not more shops. Despite how much I would love to move back, I do not want to see it change, as planned, we are happy to wait for a house to become available that is suitable for us to buy than buy a new one for that to happen. Hopeman is a lovely quiet village and does not need to be increased in size for any reason. I hope these plans do not accepted!

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment

Comment: This would totally destroy our community . No thanks Springfield

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site
- Poor design
- Road access
- Traffic

Comment: Genuinely saddened to see this. Springfield houses have already destroyed the whole essence of village life. Building more will be a disaster. The main road which runs through Hopeman gets very congested. These houses will contribute to that. The Springfield design does not fit in with the village style. A real eye sore.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Litter
- Noise
- Road safety
- Traffic

Comment: My objection is to the retail unit which appears to be for a Co op. This will have a devastating effect on the local business in Hopeman ie the Costcutter, Hopeman Stores and Post Office and Reid's butchers. These businesses have been part of our community for many years, supporting the people of our village. They have been, and continue to be magnificent in their help and support during the current Corona virus crisis. To have a major player potentially take away their business would be an insult. I would not use this retail outlet as I will continue to support and use the businesses of Hopeman as a thank you for their tremendous current hard work.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Road safety
- Traffic

Comment: Small village with a busy main road plenty traffic using it with a shop on it

The shops on harbour street struggle as it is without more

Please leave it as it is



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Noise

Comment: Hopeman does not need anymore shops thanks. Or housing at the moment. Too many developments too soon.

This will ruin our village and the majority of Hopeman you will find have the same view.

No, no, no.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Road access
- Road safety
- Traffic

Comment: Hopeman does not need this and especially a Coop

# Comments for Planning Application 20/00474/APP

## Application Summary

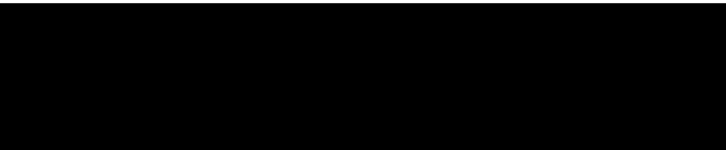
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site

Comment: Hopeman has no need for a retail shop, or more housing development. It is a small coastal village which is gradually losing its identity.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Height of proposed development
- Over-development of site
- Road safety
- Traffic
- View affected

Comment: Hopeman is a small community already over developed. A co-op would take business away from local shops that have served us for the past 30+ years unnecessarily. It's a busy road and wouldn't be safe if children moved in there. People are losing their jobs and facing losing their homes as a result of the current situation. Do we really need to put up expensive flats that no one can afford?

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Noise
- Over-development of site
- Road safety
- Traffic

Comment: I object strongly to this development due to the negative and damaging impact it will have to the village, community and immediate area.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Parking
- Road safety
- Traffic

Comment: Why do we need to over load Hopeman with more houses/people, we have adequate retail premises in village . As for more residential units we already struggle in village with cars, lorries etc, but the worst thing is surely the new houses already built would have gone down better in villiage if they had been allocated to local people instead of putting them out of where they have lived since birth !

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



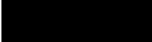
## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Loss of privacy (being overlooked)

Comment: Hopeman is not needing a shop or more housing. I moved up from  to avoid all that development nonsense.

Please refuse this application. Rich developers can make their millions elsewhere.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Precedent

Comment: This will affect negatively the local shops as well as the tranquility of this beautiful village. The village is served well by two shops and a butcher so a fourth is not needed.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site
- Road access
- Road safety
- Traffic

Comment: Not required in village, will have a detrimental effect on local businesses already in the village. Too close to main junction in the village. Potential for other developers to use as a precedent to apply for other development in the village.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Over-development of site

Comment: Not required in Hopeman

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Over-development of site
- Precedent
- Road access
- Road safety
- Traffic

Comment: This proposed development will add another dangerous access onto Forsyth Street which is already made increasingly dangerous by the adding of another unnecessary development beside the bowling green. Adding more properties will add more stress to the already overloaded drainage of the village.

More retail units are not required in the village. We already have a wonderful butcher, pharmacy, local convenience store and post office, hotel and pub.

The essence of Hopeman is that it IS a village. If it keeps being added to it will no longer be such but turn into a satellite town of Lossiemouth and Elgin.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Road access
- Road safety
- Traffic

Comment: Adding another entrance road onto Forsyth Street will add to the already dangerous precedent set by the road coming from the new building in progress beside the Hopeman Bowling Green. As Forsyth Street is a through Road from Lossiemouth to Cummingston and Burghead it is already unsafe as cars ignore speed limit whilst driving through. This will be made worse by cars suddenly appearing from roads on the opposite of the village and can potentially increase risk of car and pedestrian accidents.

There already have been problems with drainage and another set of housing/retail will add to this. Another retail shop and ? Small industrial unit is NOT required. Hopeman has a superb pharmacy, convenience store, post office, butcher and hairdressers and it would be appalling if their share of village customer would be diminished by other shops etc.

People love and our proud to live in our village of Hopeman. Continuing to build in it will stop it being a village and destroy that by turning it into a satellite town of Lossiemouth and Elgin.

# Comments for Planning Application 20/00474/APP

## Application Summary

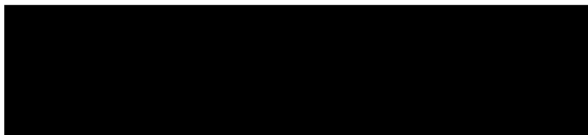
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Litter
- Noise
- Parking
- Road access
- Road safety
- Traffic

Comment: This will be so bad for Hopeman!

Myself and the people of Hopeman are very happy with the shops that we already have, they have all served us very well and gone above and beyond during our hard times!

We fully support our own local shops and do not need a CO OP it's not needed in our beautiful village, and very much not wanted!!!!

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Precedent
- Road access
- Traffic

Comment: Another attempt by Springfield to undermine the wishes of the Community in the search of profit for themselves and the self appointed ILaird MR Dean Anderson.

# Comments for Planning Application 20/00474/APP

## Application Summary

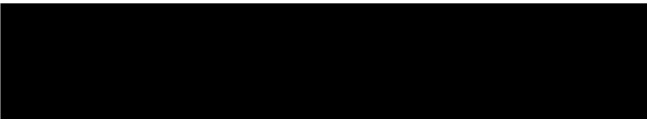
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Over-development of site
- Precedent

Comment: Very sad to see there is a continued desire to over develop Hopeman. Some housing has already gone through and work has been started. Provision of a retail unit in Hopeman is not needed current retail is more than sufficient for the size of the village. The present national emergency has seen the local shops provide an outstanding service to the village. A larger retail unit would probably see their business close, why do we need this?? I believe developers will not be content until the South side of the village is developed. Let's do the right thing and keep the village as a village and not see it turned into a a metropolis with a North South divide.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan

Comment: Hopeman is a lovely small village. Already being expanded to the south with out more flats and a commercial shop unit being added to it. We are fine just the way we are without more development. Please dont spoil this village.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Permitted Development
- Traffic

Comment: Object to the plans of this development

# Comments for Planning Application 20/00474/APP

## Application Summary

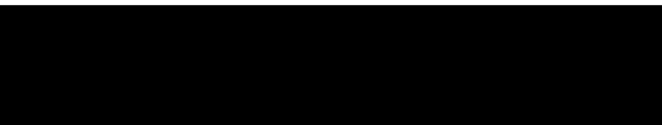
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment

Comment: I feel that another retail outlet like this is not needed in a village like Hopeman. The village shops are all excellent and supply most of the needs of the village as well as acting as something of a social hub. I feel that a co-op could duplicate the excellent service which shops such as Costcutters, the post office, the butchers, the pharmacy are providing and would affect the profitability of these shops as well as being to the detriment of the character of a lovely village.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Litter
- Noise
- Road safety
- Traffic

Comment: During this virus our local small community shops have been amazing, taking orders over the phone and delivering. They have gone above and beyond to serve the community. WE DO NOT NEED A COOP! We have a super community spirit that has reignited with the current climate. There is no requirement or need for another food shop, it is purely FAT cats trying to line their own pockets by ruining our local communities. It's a NO from me.

# Comments for Planning Application 20/00474/APP

## Application Summary

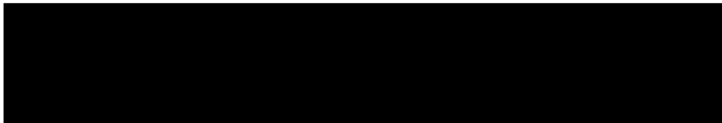
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Community Council/Association Consult
- Contrary to Local Plan
- Drainage
- Dust
- Lack of landscaping
- Legal issues
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Smell
- Traffic

Comment: The people of Hopeman don't need this and don't want changes to our village.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Parking
- Precedent
- Road access
- Road safety

Comment: Thank you for the opportunity to respond to the planning application.

I object to all parts of the plan.

Precedent. Hopeman village is already a self sufficient community with adequate and comprehensive shopping opportunities within the village. We have a chemist, a butcher, two general stores-one with integral Post Office, an ice cream shop, a cafe, a fish and chip shop and a gift/art shop. The shops and the village support each other as has been apparent in this time of crisis with Covid 19 with local business delivering locally. The intrusion of a large retail unit within the village would distort local economics and would be likely to lead to established local business failure. The village has sufficient shops for its purchasing power. Plans, already submitted by Springfield, to massively increase the size of the village have not received planning permission and have been rejected. There is therefore no requirement for additional shopping volume. It would be improper for the council to set a precedent by allowing a new, purpose built store, to destabilise a small village economy. There is no shortage of large shops locally easily accessible by car and on public transport routes with at least three Co-Ops, two Tescos, an Aldi and a Lidl in addition to other outlets.

Drainage: The site itself is said in the application to be free from flood risk. This cannot be said for the village. In my memory sand bags have had to be deployed in the village down Harbour Street

on two occasions and I have seen water inches deep cascading down Harbour Street the entrance of which is only feet from the proposed development site. There may be new major waste water links between Hopeman and Lossiemouth. There has not however been upgrading of the waste water pipes in the village which may be overcome by increased water run off from the large paved area and built up area in the plans proposed.

**Parking/Road Safety.** The development is almost opposite the turn from the main road to Harbour Street. This junction between Forsyth Street and Harbour Street is a busy junction from a moderate sized road to a fairly narrow street which has to accommodate very large vehicles such as delivery trucks. The junction also has limited visibility. The proposed plan includes parking but overflow of parking onto the street would seem likely. This may have the effect of reducing road width to passing vehicle traffic and obscuring visibility at the Forsyth Street Harbour Street junction with increased risk of accident involving vehicles or vehicles and pedestrians. This in my view is an unacceptable risk.

**Permitted development.** The local plan does not involve substantial development of the village to the south of Forsyth Street. The proposal should therefore be rejected.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site

Comment: Hopeman is at risk of becoming over developed and a new retail shop that is in direct competition to local businesses is not required.

The amount of homes to be built I feel is too much given the current Springfield development and Tulloch homes application of 75 homes.

Seems Springfield homes are trying for a monopoly in Hopeman.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment

Comment: Hopeman is a small village and we want it to stay that way. We have 2 shops already we do not need a co op.



# Comments for Planning Application 20/00474/APP

## Application Summary

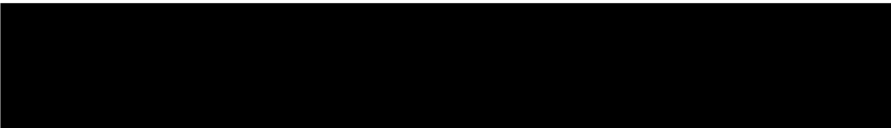
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Traffic

Comment: The retail development will negatively affect existing local businesses and destroy the character of the local area/community. Hopeman already has two village stores, a butcher, a pharmacy, a cafe and a number take away outlets - this development, if allowed to go ahead, will directly compete on an unfair scale with these existing local businesses. Inevitably, local businesses will not survive and the character of the village will be changed for the worse.

The Moray Local Development Plan promises "To safeguard the distinctive character of the village" and this proposal threatens that

Additional housing and retail premises will increase traffic in and around the village.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Litter
- Parking
- Road access
- Road safety
- Traffic

Comment: Whilst I acknowledge that the Filling Station Site is currently unsightly, I believe that the building of residential units on Forsyth Street will further exacerbate the traffic situation on this narrow road. It is currently unsafe to drive along this road at times as it is only wide enough for two vehicles and, should one decide to park on the road, this makes it extremely difficult to transit through the village.

The village currently has two perfectly acceptable retail outlets for the current population of the village which would suffer inordinately should this new retail unit be installed in such a place, it would attract custom from outside the village which would further exacerbate the traffic situation within the village.

Springfield has already increased the traffic problem within the village with their development on Forsyth Street and this further development would increase the problems the village has with both road infrastructure, drainage, amenities and public support for inhabitants.

# Comments for Planning Application 20/00474/APP

## Application Summary

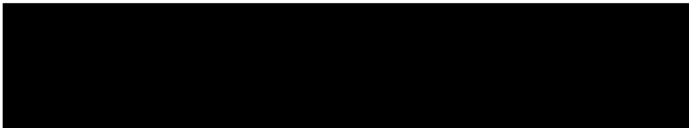
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Noise
- Road access
- Road safety
- Traffic

Comment: Whilst I accept that the site is dilapidated and in need of correction I feel that to undertake the development as listed would greatly affect the Hopeman commercial fabric, and cause further congestion on the B9040 than currently..

I have no objection to the Housing, nor to the industrial unit, I object to the imposition of a retail unit when the village is amply supplied with retail units which have supported the village, not only through the recent pandemic lockdown, but for many years.

The creation of a retail unit on Forsyth street will remove custom from the current stores and will change the nature of the village, which does not need another retail unit.

# Comments for Planning Application 20/00474/APP

## Application Summary

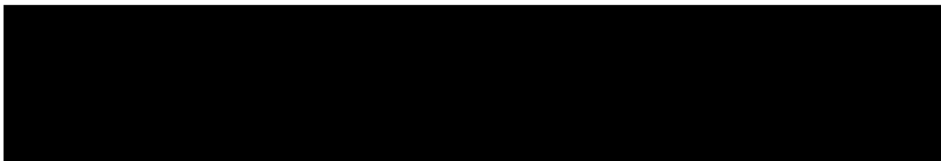
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Drainage
- Litter
- Over-development of site
- Parking
- Traffic

Comment: Hopeman does not need another shop. We have sufficient already within the village to meet the needs of the local community. Along with the amount of traffic trying to access the shop off the main road through the village will, in my opinion, create an unnecessary risk of accident and creat a risk to kids being dropped off by the school buses at the bus stop next to the site.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

### Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Noise
- Over-development of site
- Precedent
- Road safety
- Traffic

Comment: I OBJECT to Planning Application Reference 20/00474/APP. Hopeman village does not need a supermarket. Already there are two general stores in the village (Costcutter and Premier/Post Office) as well as a butcher (Wm Reid), an ice-cream maker (Stew 'n' Drew's), a florist (Harbour Blooms) and a chemist (Duthie). These are vibrant small businesses which individually and working together provide excellent products and services to the people of Hopeman, the wider locality and visitors. There are supermarkets in Lossiemouth (a Co-op), Elgin (several) and Forres (several); it's difficult to understand, therefore, why a Co-op supermarket (or any supermarket) is thought to be needed in Hopeman. One wonders on what basis Springfield/Co-op identified local demand for a supermarket? What is the evidence for this? It would be disingenuous to argue that Hopeman and the surrounding area would somehow benefit from the competitive forces of introducing a supermarket to the locality. Inevitably, the effect of a supermarket on the locality would be simply to displace up to six long-standing, privately-owned family businesses. What is the benefit of that to the community? There has been no community pressure for a supermarket to be developed in the village of Hopeman. Such a development would be inconsistent with Hopeman functioning as a sustainable community.

The site itself is not reflected in the Local Development Plan as earmarked for either residential or commercial development, still less both types of development on one site. Therefore, on what grounds has the Planning Application been lodged in terms of a deviation to the Local Plan? Has the developer conducted and submitted a Flood Risk Assessment and a Drainage Impact Assessment given the history of flooding along Forsyth Street and down Harbour Street? Indeed, in the past I have had to sandbag my own home on Harbour Street as water flooded down it towards the Harbour. Has the developer conducted a Noise Impact Assessment given the nature of the proposed development. According to the Local Plan at designated Existing Business Area (EBA) Site I1, these assessments would be required. Furthermore, Local Plan Policy DP5 states that in terms of an EBA like Site I1, 'established business uses will be protected from non-conforming uses, eg housing'. On what grounds, therefore, has Springfield seen fit to propose a supermarket and housing development on what is primarily an area identified as having the characteristics of an EBA?

Hopeman is a designated Special Landscape Area (SLA). Any development should, 'reflect the special qualities of the SLA designation'. A supermarket is inimical to the special qualities of the SLA designation. Any development should 'safeguard the distinctive character of the village'. A supermarket is inimical to the character of the village. Any development should, 'protect the special qualities of the ... surrounding landscape'. A supermarket is inimical to the surrounding landscape.

In summary, the Planning Application is at odds with a significant number of Local Development Plan policies and objectives without justifying why a deviation to the Local Plan should be considered, still less permitted. The proposed development would, in my opinion, sooner or later destroy up to six village businesses. The owners of those local business provide services and value to the local community which are not immediately apparent and go above and beyond the provision of retail goods and services. The support to the local community by the owners of these village businesses during the Covid-19 pandemic has been above and beyond anything expected of local shops. I doubt very much whether one Co-op supermarket could have provided the same benefit to the community, or anything like it.

The development proposal is wholly at odds with the Local Development Plan, threatens the character, vibrancy and sustainability of a small Moray community and should, I believe, be rejected out of hand.

Thank you.

14 May 20

Moray Council

### **OBJECTION TO PLANNING APPLICATION 20/00474/APP**

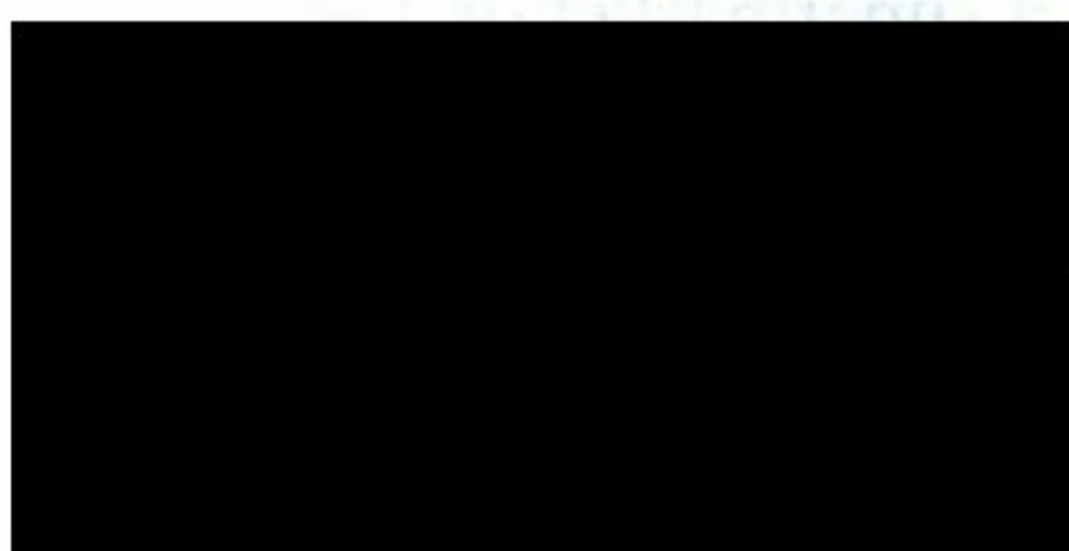
I OBJECT to Planning Application Reference 20/00474/APP. Hopeman village does not need a supermarket. Already there are two general stores in the village (Costcutter and Premier/Post Office) as well as a butcher (Wm Reid), an ice-cream maker (Stew 'n' Drew's), a florist (Harbour Blooms) and a chemist (Duthie). These are vibrant small businesses which individually and working together provide excellent products and services to the people of Hopeman, the wider locality and visitors. There are supermarkets in Lossiemouth (a Co-op), Elgin (several) and Forres (several); it's difficult to understand, therefore, why a Co-op supermarket (or any supermarket) is thought to be needed in Hopeman. One wonders on what basis Springfield/Co-op identified local demand for a supermarket? What is the evidence for this? It would be disingenuous to argue that Hopeman and the surrounding area would somehow benefit from the competitive forces of introducing a supermarket to the locality. Inevitably, the effect of a supermarket on the locality would be simply to displace up to six long-standing, privately-owned family businesses. What is the benefit of that to the community? There has been no community pressure for a supermarket to be developed in the village of Hopeman. Such a development would be inconsistent with Hopeman functioning as a sustainable community.

The site itself is not reflected in the Local Development Plan as earmarked for either residential or commercial development, still less both types of development on one site. Therefore, on what grounds has the Planning Application been lodged in terms of a deviation to the Local Plan? Has the developer conducted and submitted a Flood Risk Assessment and a Drainage Impact Assessment given the history of flooding along Forsyth Street and down Harbour Street? Indeed, in the past I have had to sandbag my own home on Harbour Street as water flooded down it towards the Harbour. Has the developer conducted a Noise Impact Assessment given the nature of the proposed development. According to the Local Plan at designated Existing Business Area (EBA) Site I1, these assessments would be required. Furthermore, Local Plan Policy DP5 states that in terms of an EBA like Site I1, '*established business uses will be protected from non-conforming uses, eg housing*'. On what grounds, therefore, has Springfield seen fit to propose a supermarket and housing development on what is primarily an area identified as having the characteristics of an EBA?

Hopeman is a designated Special Landscape Area (SLA). Any development should, '*reflect the special qualities of the SLA designation*'. A supermarket is inimical to the special qualities of the SLA designation. Any development should '*safeguard the distinctive character of the village*'. A supermarket is inimical to the character of the village. Any development should, '*protect the special qualities of the ... surrounding landscape*'. A supermarket is inimical to the surrounding landscape.

In summary, the Planning Application is at odds with a significant number of Local Development Plan policies and objectives without justifying why a deviation to the Local Plan should be considered, still less permitted. The proposed development would, in my opinion, sooner or later destroy up to six village businesses. The owners of those local businesses provide services and value to the local community which are not immediately apparent and go above and beyond the provision of retail goods and services. The support to the local community by the owners of these village businesses during the Covid-19 pandemic has been above and beyond anything expected of local shops. I doubt very much whether one Co-op supermarket could have provided the same benefit to the community, or anything like it.

The development proposal is wholly at odds with the Local Development Plan, threatens the character, vibrancy and sustainability of a small Moray community and should, I believe, be rejected out of hand.



Copies to:

- Mr Douglas Ross MP
- Mr Richard Lochhead MSP
- Councillor James Allen
- Councillor John Cowe
- Councillor Ryan Edwards
- Councillor Amy Taylor



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Over-development of site
- Traffic

Comment: I submitted an OBJECTION to the original application on Thu 14 May 20. I have reviewed the amended application and can see no meaningful changes to the original application in terms of the inappropriate and unwelcome nature of the application. Therefore, I have submitted a separate OBJECTION to the amended proposals in hard copy format to the Case Officer, Ms Lisa Macdonald.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: This development will impact local businesses that are strongly supported by our close community and already able to meet the needs of the community. There is no need for another business of this manner. Please don't let this ruin our seaside village which works hard to increase tourism so the businesses already established can thrive.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Permitted Development
- Poor design
- Precedent
- Reduction of natural light
- Road access
- Road safety
- Smell
- Traffic

Comment: This application is another example of unwanted development being forced onto a small, picturesque, coastal community. The design is not at all sympathetic to the existing surrounding dwellings - the only other buildings that have wooden planks nailed to the front are the

22 unsightly cheap buildings being erected by the same developer. The height of the proposed blocks of flats will block out the limited sunlight we get during the winter and the windows will look directly into our property, completely removing our privacy. The proposed service yard includes an 18m sq plant area positioned directly against our boundary and immediately behind our decked sitting area. There is no indication on any of the plans as to what will happen to the 10ft hedge that we maintain to protect our privacy from oversight. The noise created by this plant and use of the service area will be intolerable and prevent us from using our sitting area, as will the noise and smell from the bins planned to go there. The noise created by deliveries will prevent us from sleeping with windows open as they are done first thing in the morning at unsociable times - no matter what the retailer will say. The dust created during construction will have a detrimental effect on air quality, as will the increase in traffic both during and after completion. Road safety is already an issue in Hopeman and the addition of yet another heavily used access point will exacerbate that problem to a wholly unsafe level. Hopeman has no requirement for a retail unit as we are already well served by the three existing shops and at least 6 supermarkets within 7 miles of Hopeman. The village shops will be forced to close, removing not only the incomes for those owners and employees but also removing vital community links which are essential for the demographic of this village. The size of the retail unit is the same as that at other huge Springfield developments across Moray and is indicative of the developers openly stated intention to fully develop the fields east and west of Inverugie Road, south of the existing village properties. The 22 Springfield properties had already been accepted as an over development of Hopeman and combined with the R1 and LONG sites there is absolutely no requirement for further development in the village. Should this proposal be accepted, it will set a precedent allowing continued development to the south of the B9040 which goes against both the current and the proposed Local Development Plans. Hopeman itself lies within the Special Landscape Area which was designated as such to specifically prevent the over development of small communities and protect the land.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Poor design
- Precedent
- Reduction of natural light
- Road safety
- Smell
- Traffic
- View affected

Comment: In addition to the objections already raised I would like to voice my concern regarding the co-op proposal and flat development. It appears that the amended plans shows a service yard within my boundary. It also appears to indicate that the established hedge row will be removed in order to make way for bins? Why would someone remove a hedge that encourages bio-diversity within gardens? The bins also butt up against our boundary wall which will make it impossible for us to use our outdoor seating area due to smell, noise and the potential for vermin encroachment.

It is interesting to note that these bins will not impact any new development of Springfields and that they could be better placed. I have also had the unfortunate experience of living near a co-op in the local area. The noise of morning deliveries was so bad that trading standards had to be contacted as the local co-op were not prepared to address it. There was also an issue with youths congregating outside the store and the sale of alcohol was also problematic. The Police and local schools had to deal with these ongoing problems. I noted within the proposal Hopeman was compared to Lhanbryde. The only similarity is regarding population density and little else. Lhanbryde is a small inland village with 4 shops and a bypass. Hopeman is a coastal/tourist village with numerous shopping outlets. People travel to Hopeman because of what it has to offer thereby increasing numbers and traffic. We already struggle with poor infrastructure so any new development will only have a negative impact on the village. We are clearly at maximum capacity which needs to be recognised once and for all.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Litter
- Noise
- Over-development of site
- Permitted Development
- Precedent
- Procedures not followed correctly
- Road access
- Road safety
- Traffic

Comment: This development will not be in keeping with the village.

This is the beginning of a larger development, being done by the back door. First, 22 houses were turned down by the Council but was usurped by an Edinburgh decision and secondly the drainage, which was part of the planning permission has been somewhat botched and has still to meet standards as the main road still floods in inclement weather.

I feel if planning is given this sets the precedent for a larger development, that has previously been turned down and the developer is trying again, and will do so until they achieve their aim, regardless of local opinion and decision making. Hopeman is a village, not a town. We do not need another retail unit as we already have; two well stocked grocery shops - one being a post

office - a butcher and chemist. There is simply no need, or local appetite for another retail unit. There would be an increase in traffic to the flats and retail unit, even at the moment, with the development of the houses by the same developer, with no noticeable improvement to the road the traffic has proven to be dangerous and problematic with an increase in vehicles parking on the road has created congestion most days. With the new proposed development being so near to Harbour Street and Inverugie Road and on the opposite side of the main village, the traffic and congestion can only get worse. Flats are also totally out of character for that side of the village and does not conform to the landscape and layout of the existing village. We have had a history antisocial behaviour in Hopeman, mainly from youths coming from other towns and villages, with another larger retail unit there is potential to attract even more plus the addition of litter and added noise.

I cannot understand why, after so many objections from both local residents and local government, why the developer is allowed to submit another set of plans that would outright destroy a historic and traditional fishing village with a community for ever.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Civic Group

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Poor design
- Precedent
- Reduction of natural light
- Road access
- Road safety
- Smell
- Traffic
- View affected

Comment: In addition to the objections already submitted for this application and following the additional documents submitted by this developer, Hopeman Flood Action Group would like to add the following as a further objection:

The Drainage Impact Assessment contains a number of misleading statements and factual inaccuracies. Para 2.2 refers to the existing Flood Alleviation Scheme. This scheme was never a

Flood Alleviation Scheme, it is merely a drainage improvement scheme designed to protect the 22 houses erected by this same developer. In their own application and plans, it was never referred to as a Flood Alleviation Scheme as this would have required following a far more stringent set of regulations. Additionally, this plan made no mention of including this current development in its catchment. None of the included diagrams for the drainage showed any proposed / future drainage input.

Para 5.2 refers to a 3 category Maintenance Plan. Springfield have already demonstrated that they have no intention of following recommended and approved maintenance plans by their failure to maintain the existing drainage scheme which is currently overgrown and choked with vegetation and litter.

Appendix C of this document shows the plan of the existing field drainage scheme and clearly shows how the bund should be completed. The bunds and the culverts have still not been completed in accordance with the approved plans.

Appendix D clearly shows a connection from the proposed development into the existing drainage swale. This connection was not shown in any part of the drainage scheme application, nor was it included in the calculations made to determine the capacity and run-off rates for the swale. With the state of the swales, there is no way it could cope with the additional run-off from this development and, in the unlikely event the swale is maintained, what proof is there that it would even then be able to cope? This proposal will put additional strain on our village infrastructure that is already identified as being at maximum operating capacity.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Drainage
- Over-development of site

Comment: I believe that our local shops are enough; they work hard every day supporting hopeman and to introduce another shop would be a kick in the shem to them.

I feel another one is not required .

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Height of proposed development
- Poor design
- Road safety
- Traffic

Comment: Springfield seem hell bent on reshaping our village beyond recognition, this whole development would be a blot on what's a beautiful old traditional village with a tiny high street which provides for our community, Hopeman is a community success story a rarity in this day and age, these decisions will massively impact on our community, think hard planners, it's not wanted or required!

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Poor design

Comment: I object because the plans show a bland and plain, undistinguished appearance which pays no attention to the local community, in either design or materials.

I object because the village is already well-served by individual businesses that have proven their value over the years and under the harsh tests of lockdown.

I object because this is for yet more residential housing from a developer who, having publicly declared his intention of building more and more houses along the south side of our village, (and against the Council's policy in every case), continues to push for housing on a scale which is completely out of proportion for a community of this size.

Hopeman doesn't need the retail units and with 22 houses nearing completion and planning for 48 houses on land approved for housing by the Council already applied for, doesn't need these residential units either.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Road safety
- Traffic

Comment: Contrary to Local Plan

This proposal is a deviation from local plan 2015 where B9040 is the southern boundary of Hopeman. In Springfield's own planning application they state "We have assessed our proposal against the Development Plan and while recognising that the site is located out with a recognised settlement boundary, this shows that they would still like to get away with it over ruling the current plan.

Previously the reporter has upheld local appeals against deviation from the plan.

### Drainage and Flooding

The plan is to link into the existing foul and surface water runoff system which failed twice previously to handle existing volumes.

Further the site plans to protect itself along the southern boundary by quote from the application "A filter trench will be incorporated in the drainage design for the purpose of preventing overland flows from adjacent fields to the south from affecting the development." this will turn the natural drainage of the existing land into a greater problem for the other existing households within Hopeman.

### Road Access/Safety and Traffic

Putting extra junctions into B9040 within Hopeman where the road is already narrow and is

exacerbated due to parking issues, increases the risk of a serious/fatal accident on this section of road. To have a junction very close to Harbour Street, which is a crossing increases this risk considerably, by introducing further cross roads to the B9040.

Having a footpath on southern side of the B9040 at the new development, which only highlights that none exists on the rest of the southern side of the B9040, only exacerbates issue of the southern boundary of development, as well as introducing a further potential risk to pedestrians.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Drainage
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Litter
- Noise
- Parking
- Poor design
- Precedent
- Road access
- Road safety
- Traffic
- View affected

Comment: This application would negatively impact the historic community of Hopeman. The village has sufficient and well regarded local shops; we do not need a national supermarket that has the potential to close our local shops. The local shops are, and have been, stalwarts of our community; especially now in the current COVID-19 pandemic.

With an application for another retail outlet, there is the inevitable motive for anti-social noise, behaviour and traffic issues. Hopeman has only recently recorded a period of intense anti-social behaviour, with property damage. This application would result in a honey trap for more people, from outside the village to come. There are already traffic issues on the Forsyth Street; several have been directly caused by the applicants' projects elsewhere on the road. Increased traffic with



the existing infrastructure and on street parking of Forsyth Street would be troublesome if not dangerous for not only residents but commuters who travel between places such as Burghead and Lossiemouth.

Drainage has been an issue in Hopeman with Harbour Street flooding multiple times in previous years and this has not been helped by the inadequate attempts by the applicant already in Hopeman. There have been several issues, of which I am not well versed, with the applicant not following plans or completing the work to the required standard contrary to the local planning.

The submitted plans do not conform to the layout of the village. They contain unthoughtful materials that degrade the appearance of the village and the buildings are designed in a way that they do not fit into the existing structure and will stand out significantly. Hopeman is a historic fishing community and I find it outrageous that a village of such beauty would be victim to a visual overhaul of this effect.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Inappropriate materials/finishes
- Litter
- Noise
- Parking
- Precedent
- Road access
- Road safety
- Traffic

Comment: I once again find myself objecting to planning proposals from this applicant. The delusional concept of a new town often referred to as 'New Hopeman'. These plans being rejected by the local planning authority, now being insidiously proffered piece meal, in the attempt that they think people is too stupid to notice. The last attempt at 22 social housing again rejected at a local level but over ruled at a National level.

Arguments against the original propositions still stand that it would negatively impact the social and historic community of Hopeman.

The village has sufficient and well regarded local shops. We do not require a branch of a national supermarket that has the potential to negatively impact our local shops. The local retailers are, and have been, stalwarts of our community for many years; especially now in the current COVID-19 pandemic. With an application for another larger retail outlet, more people would be encouraged to visit, straining the already inadequate road and infrastructure of the village. This would also encourage anti-social noise and behaviour. Hopeman has only recently recorded a

period of intense anti-social behaviour, which has resulted in property damage.

This application would also result in more people, both residing in and, visiting from outside the village. The traffic issues on the Forsyth Street; several have been directly caused by the applicants' projects elsewhere on the road, are even now becoming troublesome if not dangerous for not only residents but commuters who travel along the B9040 between places such as Burghead and Lossiemouth. With no improvement and more housing planned this can only worsen.

Drainage has been a historical issue in Hopeman. Harbour Street has seen flooding multiple times in previous years. Although inadequate attempts have been made by the applicant already in Hopeman the problems persist. There have been several issues, of which I am not well versed, with the applicant apparently not following plans or not completing the work to the required standard contrary to the local planning. If the proposal goes ahead without due regard Hopeman will flood.

The submitted plans do not conform to the ethos and character of the village. They contain unthoughtful materials that degrade the appearance of the village and the buildings are designed in a way that they do not fit into the existing distinctiveness. We have been assured that areas to the south of Forsyth Street are of a protected status and it is outrageous that a village of such beauty would be victim to such a negative impact.

This is a thinly veiled precursor for worse things for Hopeman, that have already been refused, and an indictment of the planning procedures within our community.

# Comments for Planning Application 20/00474/APP

## Application Summary

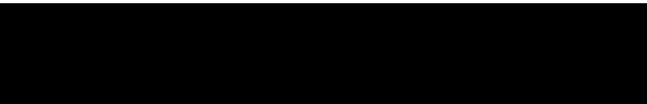
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Road safety

Comment: I feel we have enough shops in the village

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Permitted Development
- Poor design
- Precedent
- Road access

Comment: This development is unnecessary to the village of Hopeman. There are already two shops and a butchers. Any coop would be completely detrimental to the existing shops which are a huge part of our community, not to mention the anti social hours and the impact on local residents. Further retail units would again have an impact on current businesses. The impact on traffic would be unacceptable not to mention safety. There are no pavements there, it would encourage people to walk over the main road for access and the pavement on the opposite side of the road is very narrow. I see this as a safety issue. The current village is not set up for this. Materials that are being used in this development are not in keeping with the village. This can be clearly seen in the other development. They stick out amid many period homes. The flats will be too high and not in keeping with the surrounding area. Road access may cause an issue as many resident cars are forced to park on street as they have no off street parking. This will make the main road very difficult to manoeuvre, dangerous to people trying to cross the roads, especially

between cars as mentioned above and have a huge increase in traffic and pollution. I also have to say that this is yet another way to allow over development of the whole site as previously put forward by Springfield. If this is allowed it sets a precedent that the site is going to be developed.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Parking
- Road access
- Road safety

Comment: I have two objections pertaining to Springfield's proposed development, ref: 20/00474/APP.

Firstly, as a result of this Covid-19 pandemic the structure and size of our smaller communities within Moray has demonstrated the ability of smaller communities to be able to look after and tend upon its inhabitants, without compromise. This is something that neither town communities nor indeed district councils can achieve, no matter how hard they may try. By expanding the population in these smaller communities, you reduce the effectiveness of being able to support the population structure.

My second objection pertains to the proposal to introduce a large retail unit. Again, highlighted by this pandemic. Smaller retailers, which have been well established within our community, can provide services to the community, as has been proved during this emergency, which larger retailers just cannot or do or want to do. For example: The Co-op in Lossiemouth does not do home deliveries.

You just have to look at the record of bigger retailers within larger population zones. All they care about is making money and little about the welfare of the inhabitants. If larger retail units were inserted into the structure of our village, it would put at jeopardy the viability of our small shops,

much to the detriment of our village, especially those retailers which sell exactly what our small shops sell.

Bearing in mind both these especially important structural objections, it is pertinent to remind the District Council that "you are our servants and not the other way around". We are not here for your benefit. You are only here to support us as a community and not big business.



# Comments for Planning Application 20/00474/APP

## Application Summary

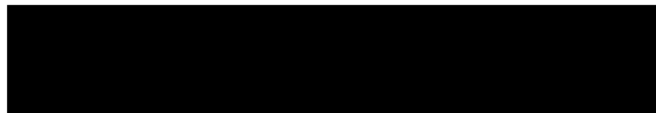
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site

Comment: The village is already served well by two stores, a chemist and a butcher. It does not need any further retail units.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I strongly OBJECT to Planning Application Reference 20/00474/APP. In my opinion, I believe Springfield owner Sandy Adam is trying to deliver his last blow to the village of Hopeman as his application for 600 houses had been rejected due to community backlash. Hopeman does not need a supermarket, the village has long standing, family owned businesses within the streets of Hopeman which provides all residents with everything that they could need. Hopeman has two general stores, a butcher, a café, a chemist, a chip shop, an ice cream shop and a florist. What more could you want? Hopeman has no need for a large store like a Co-op as you can easily pick up shopping and more within the community. Between Lossiemouth, Elgin and Forres, I believe there is a minimum of eight supermarkets (excluding B&M, Homebargains, Farmfoods etc) that you could pick up any additional goods you require. I must add that Hopeman does not have a service station and all three towns listed above, do - If people require fuel, they can collect whatever they cannot get in Hopeman from the places listed above.

DRAINAGE - Hopeman has a history of flooding from water travelling from the fields behind the proposed site, aggravating the land will not only leave the suggested retail unit and blocks of flats at risk, it will also increase the risk of flooding on Forsyth Street, Harbour Street and potentially East Road. I, myself own a business on Harbour Street and have had to blockade my door with sandbags to stop my shop from flooding. In result, I suffered serious loss of earnings due to the

heavy flow of water passing my entrance. I believe that taking a risk and potentially raising the flood level of the village is ludicrous.

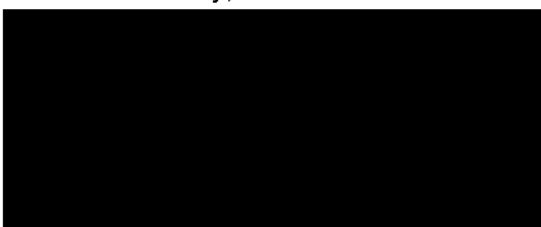
**OVERDEVELOPMENT OF SITE** - In the proposed area, there is simply too much going on without a large retail unit and two blocks of flats being erected. Along Forsyth Street, there is already a Bowling Club, houses dropped in every free inch, three extremely busy junctions and a builder's main office/yard. Is there enough room for what's being suggested while leaving enough room for everyone else? No.

**PARKING** - Parking at the proposed site will endanger everyone travelling along Forsyth Street either by foot or by vehicle. Once the 29 spaces are filled, shop users will not think twice about abandoning their cars along Forsyth Street to access the retail unit in question. There are three busy junctions in the apposed area (as mentioned above), more parked cars around the junctions will lead to more accidents which cannot be justifiable.

**ROAD ACCESS/ROAD SAFETY/TRAFFIC** - As I have clearly stated above, Forsyth Street already is a heavily used road with three junctions in the vicinity (top of Harbour Street, bottom of Inverugie Road, entrance to Tulloch's of Cummingston) Adding another will create mayhem along the street. A service bus stops every hour almost directly from the opposed site and multiple school busses stop and go within the area, these large vehicles coming to a halt within yards of all junctions is obviously going to result in casualties one way or another. As the road is already heavily congested, pedestrians trying to cross the road to access the retail unit will be in immediate danger due to the uncertainty of what may exit from one of these junctions, it wouldn't take much for a moving vehicle exiting a junction to collide with a person trying to cross the road.

In conclusion, I am firmly against the whole proposed idea of having two blocks of flats and a retail unit dropped into the heart of my village, Hopeman has solely stood on its own for many of years and will continue to do so because of the community spirit we have. I have owned a business within Hopeman for 15 years and am overwhelmed each day by the local support I receive. I must add, a large goods store being added into the village will cripple all businesses, mine included. I fear that if the retail unit is added, my workplace may suffer such serious cutbacks that I may have to lay off staff or even stop trading. I know I am not the only person who shares the same fear, if businesses close within the village then we have to expect a surge of unemployment and potentially poverty within Hopeman. Why take all of these risks to add something that doesn't need replaced?

Yours sincerely,



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I strongly OBJECT to Planning Application Reference 20/00474/APP. In my opinion, I believe Springfield owner Sandy Adam is trying to deliver his last blow to the village of Hopeman as his application for 600 houses had been rejected due to community backlash. Hopeman does not need a supermarket, the village has long standing, family owned businesses within the streets of Hopeman which provides all residents with everything that they could need. Hopeman has two general stores, a butcher, a café, a chemist, a chip shop, an ice cream shop and a florist. What more could you want? Hopeman has no need for a large store like a Co-op as you can easily pick up shopping and more within the community. Between Lossiemouth, Elgin and Forres, I believe there is a minimum of eight supermarkets (excluding B&M, Homebargains, Farmfoods etc) that you could pick up any additional goods you require. I must add that Hopeman does not have a service station and all three towns listed above, do - If people require fuel, they can collect whatever they cannot get in Hopeman from the places listed above.

DRAINAGE - Hopeman has a history of flooding from water travelling from the fields behind the proposed site, aggravating the land will not only leave the suggested retail unit and blocks of flats at risk, it will also increase the risk of flooding on Forsyth Street, Harbour Street and potentially East Road. I, myself own a business on Harbour Street and have had to blockade my door with sandbags to stop my shop from flooding. In result, I suffered serious loss of earnings due to the

heavy flow of water passing my entrance. I believe that taking a risk and potentially raising the flood level of the village is ludicrous.

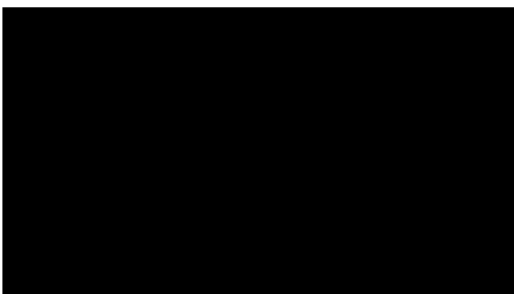
**OVERDEVELOPMENT OF SITE** - In the proposed area, there is simply too much going on without a large retail unit and two blocks of flats being erected. Along Forsyth Street, there is already a Bowling Club, houses dropped in every free inch, three extremely busy junctions and a builder's main office/yard. Is there enough room for what's being suggested while leaving enough room for everyone else? No.

**PARKING** - Parking at the proposed site will endanger everyone travelling along Forsyth Street either by foot or by vehicle. Once the 29 spaces are filled, shop users will not think twice about abandoning their cars along Forsyth Street to access the retail unit in question. There are three busy junctions in the apposed area (as mentioned above), more parked cars around the junctions will lead to more accidents which cannot be justifiable.

**ROAD ACCESS/ROAD SAFETY/TRAFFIC** - As I have clearly stated above, Forsyth Street already is a heavily used road with three junctions in the vicinity (top of Harbour Street, bottom of Inverugie Road, entrance to Tulloch's of Cummingston) Adding another will create mayhem along the street. A service bus stops every hour almost directly from the opposed site and multiple school busses stop and go within the area, these large vehicles coming to a halt within yards of all junctions is obviously going to result in casualties one way or another. As the road is already heavily congested, pedestrians trying to cross the road to access the retail unit will be in immediate danger due to the uncertainty of what may exit from one of these junctions, it wouldn't take much for a moving vehicle exiting a junction to collide with a person trying to cross the road.

In conclusion, I am firmly against the whole proposed idea of having two blocks of flats and a retail unit dropped into the heart of my village, Hopeman has solely stood on its own for many of years and will continue to do so because of the community spirit we have. I have owned a business within Hopeman for 15 years and am overwhelmed each day by the local support I receive. I must add, a large goods store being added into the village will cripple all businesses, mine included. I fear that if the retail unit is added, my workplace may suffer such serious cutbacks that I may have to lay off staff or even stop trading. I know I am not the only person who shares the same fear, if businesses close within the village then we have to expect a surge of unemployment and potentially poverty within Hopeman. Why take all of these risks to add something that doesn't need replaced?

Yours sincerely,





# Comments for Planning Application 20/00474/APP

## Application Summary

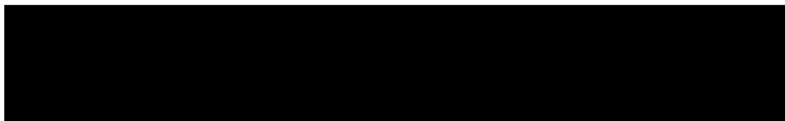
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Community Council/Association Consult
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Litter
- Noise
- Over-development of site
- Parking
- Poor design
- Road safety
- Traffic
- View affected

Comment: Hopeman is a village and has already got an unfinished, poorly designed and unwanted addition. The village is very well provided with shops as the recent lockdown has shown and a new retail development will badly affect, not only Hopeman shops, but also those in Burghead.

As a passerby I have noticed that the flooding on the west side of the westernmost house in the unfinished new development has been dealt with by simply filling the sump with gravel. Flooding in the proposed new development seems likely with the drainage problems that already exist.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site
- Road access
- Road safety
- Traffic

Comment: I am [REDACTED] a resident of Hopeman and will be objecting to these plans as not only a businessman but a member of the community.

Reasons for my objection are outlined below:

A new Co-op or shop in the area will be detrimental to my business as we are independently owned shop and so rely on a steady footfall; we don't have a large company to support us if trade was to decrease.

Along with ourselves; the butcher, pharmacist and Costcutter all rely on the local trade and are independently owned.

If our sales decrease substantially we may not be able to continue operating forcing us to close the shop and Post Office which is within our shop- a service which many within our community rely on.

Even though the plans for the Co-op include a cash machine on site, there again is no requirement for this within the village as customers are able to withdraw and deposit cash at our Post Office.

There has previously been three shops within Hopeman but did not last long as the population could not sustain them and considering the plans for the large quantity of Springfield houses have been rejected it goes to show we will be repeating history.

During the lock-down pandemic of 2020 we have seen most locals shopping solely in Hopeman and not venturing to Elgin for a weekly/monthly shop, this has shown that we already have



everything needed within Hopeman itself without adding further competition from a large company. The traffic on the narrow roads is already extremely busy, especially in the Summer and the increased drivers entering and leaving a car park would create road safety issues.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We regularly visit Hopeman which is already served by 2 stores. This development would result in over saturation and be detrimental to the existing local businesses.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Litter
- Loss of privacy (being overlooked)
- Noise
- Reduction of natural light
- Road access
- Road safety
- Smell
- Traffic

Comment: Object on grounds that the business may generate noise , excess traffic and rubbish including noise from Air conditioning units and delivery lorries at unsocial hours.

The village is already well served by retail units and as such does not need the proposed shop.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Noise
- Over-development of site
- Precedent
- Road access
- Road safety
- Traffic

Comment: This development is certainly NOT needed in Hopeman. The current shops are MORE than enough in Hopeman. 14 Flats!! We certainly do not need more or indeed any more flats in this small seaside village. How many more buildings does this developer wish to build in this location?

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Height of proposed development
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic
- View affected

Comment: Over the last 16 years since I have lived in Hopeman there has been so many building applications. This needs to stop as keep Hopeman a village with the natural heritage and historic meaning as a fishing village. Enough is Enough.

Tulloch of Cummington is already building 70 plus houses in the village. The village will not be a village anymore as the more houses the developers build the more Noise, Cars, Pollution, Traffic, Parking requirements, Access to Hopeman school places, over-development of a small fishing village, the more litter, the more affects on flooding in our village. Loss of privacy to the houses near the development site.

Please hear the voices of the community No more developments in our village of Hopeman

If a co-operative store was to be built, imagine the businesses already in Hopeman that have been here for decades, Costcutters, The Post Office Store, The Butchers what about their businesses? Think of these small businesses not the large conglomerate businesses. The government have stated that that want small businesses to start up and thrive.

I strongly object to any further development to our village of Hopeman

# Comments for Planning Application 20/00474/APP

## Application Summary

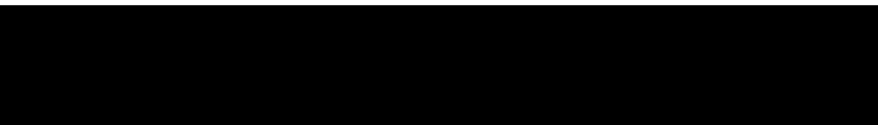
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Height of proposed development
- Inappropriate materials/finishes
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Poor design
- Precedent
- Procedures not followed correctly
- Reduction of natural light
- Road safety
- Smell
- Traffic

Comment: We have not received neighbour notice of the proposal. The design is not in keeping with the majority of the village. There is no requirement for a Co-Op retail unit as we already have 3 shops that cover all that the village needs - and not just in terms of retail. The height of the flats will block out the limited sun we get during winter months and they will be able to see directly into my garden and property. The service yard backs immediately on to our property and will result in unacceptable noise levels, smells and activity at unsociable hours. The increase in road traffic will further increase the hazards to our community on an already busy road, both in terms of physical road safety and the degradation in air quality. Hopeman has already been overdeveloped by the 22 cheap houses put up by Springfield and the Tulloch Manse Road development.

# Comments for Planning Application 20/00474/APP

## Application Summary

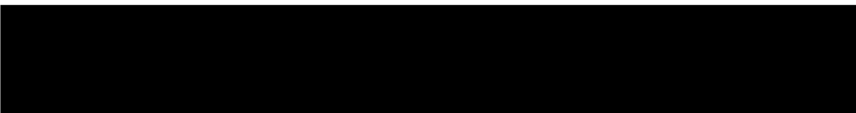
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Poor design
- Precedent
- Reduction of natural light
- Road access
- Road safety
- Smell
- Traffic

Comment: This application is another example of unwanted development being forced onto a small, picturesque, coastal community. The design is not at all sympathetic to the existing surrounding dwellings - the only other buildings that have wooden planks nailed to the front are the 22 unsightly cheap buildings being erected by the same developer. The height of the proposed



blocks of flats will block out the limited sunlight we get during the winter and the windows will look directly into our property, completely removing our privacy. The proposed service yard includes an 18m sq plant area positioned directly against our boundary and immediately behind our decked sitting area. There is no indication on any of the plans as to what will happen to the 10ft hedge that we maintain to protect our privacy from low level oversight. The noise created by this plant and use of the service area will be intolerable and prevent us from using our sitting area, as will the noise and smell from the bins planned to go there. Hopeman has no requirement for a retail unit as we are already well served by the three existing shops and and at least 6 supermarkets within 7 miles of Hopeman. The village shops will be forced to close, removing not only the incomes for those owners and employees but also removing vital community links which are essential for the demographic of this village. The Scottish Government Reporter has agreed that the B9040 should be the southern boundary for any development which puts this site outwith that. It also lies within the SLA which has not been taken into consideration by the developer. The recommendation by the Reporter that the site proposed for developing near Hopeman Golf Club should be removed from the plan highlights the fact that Hopeman already has sufficient growth factored in through the R1, LONG and Springfield sites. The 2020 LDP identifies Hopeman within the Settlement Statements as a Smaller Town and Village with the aim of safeguarding its distinctive character so this development, unsympathetic to the surrounding buildings, will therefore go against this. The B9040 through Hopeman has already been highlighted to the Council as an issue for road safety and this will only be exacerbated by the increase in traffic that will come from both the flats and the retail unit. The public transport infrastructure is limited and is not capable of replacing the use of private vehicles to get to work or other settlements which therefore goes against the Scottish Government aim of reducing the carbon footprint.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Poor design
- Precedent
- Procedures not followed correctly
- Road access
- Road safety
- Smell
- Traffic

Comment: The applicant has stated that the proposal is not a Schedule 3 development. However, from Para 8 of Classes of development - regulations 20(2)(c) and 41(1)(b):-

(8) the construction of buildings, operations and use of buildings or land which will-

(a) affect residential property by reason of fumes, noise, vibration, smoke, artificial lighting, or discharge of any solid or liquid substance;

COMMENT: The applicant has positioned a plant area containing refuse bins and presumably power supply units on our boundary wall, immediately behind our decked seating area

(b) alter the character of an area of established amenity;

(c) bring crowds into a generally quiet area;

COMMENT: 8 residential flats and a retail unit will considerably increase the number of people using an area that is currently a very quiet site, despite being utilised for the storage of building materials.

(d) cause activity and noise between the hours of 8 pm and 8 am; or

COMMENT: Delivery of supplies will invariably happen outwith those hours. COOP and the contracted delivery company failed to deal with a similar issue raised on numerous occasions with deliveries to the ex-COOP on MacDonald Drive in Lossiemouth.

(e) introduce significant change into a homogeneous area.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Poor design
- Precedent
- Reduction of natural light
- Road access
- Road safety
- Smell
- Traffic
- View affected

Comment: In addition to the objections already submitted for this application and following the further documentation submitted by the developer, I wish to submit another objection. This

developer has submitted documents such as the Drainage Impact Assessment that contain misleading and inaccurate information, particularly when referring to the existing Flood Alleviation Scheme. This isn't, and never was, a Flood Alleviation Scheme. It was a drainage scheme designed to protect this same developers 22 houses. There is no mention in the plans for that scheme of an additional input from this proposed development. Appendix D of that document is a diagram which has been amended and now shows a 50m<sup>2</sup> service yard inside my property, bins from the Co-Op, a 4.5m<sup>2</sup> plant area and now bins for all of the flats butted up against my boundary wall. Not only will this stink out the whole area, and result in an intolerable amount of noise immediately behind our seating area, it will also result in seagulls congregating around them, causing an environmental and health hazard to both humans and animals. Additionally, those bins and the plant area are showing as being inside the mature hedge that currently provides us with privacy from neighbouring land and properties.

The Retail Planning Statement only supports the Co-Op. It goes on about the amount of profit per square metre and how much more profit it will make compared to the existing businesses in Hopeman. This is extremely misleading. The profit our local businesses make stays within Hopeman and the surrounding area. The Co-Ops profit does not. It makes a big deal about the creation of jobs and yet it fails to address the loss of jobs and income caused by their undercutting of these local businesses, resulting in their collapse. There is nothing in that document to say that the Co-Op employees will be Hopeman residents.

No matter how many changes are made to the planned designs, the Springfield designer / architect is obviously a 'one-trick-pony' churning out the same cheap and nasty designs irrespective of the surroundings. As proven by the 22 houses further along the same street, this developer will, if the plans are approved, immediately and consistently endeavour to deviate from those plans, cutting corners and cutting costs at every opportunity. He has also done this with the unfinished drainage scheme south of the village. The facts remain that this developer is attempting to build on land not designated for residential use, land that is within the SLA and outwith the Scottish government approved LDP. The Scottish Reporter has confirmed that the B9040 should act as a natural boundary for any further development of Hopeman and confirmed that our village has more than adequate housing stock through existing houses and already approved development sites which allows for both its current size and future expansion.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Litter
- Road safety
- Traffic

Comment:HOPEMAN IS A VILLAGE NOT A TOWN AND HAS 2 ADEQUATE SHOPS WHICH WILL SUFFER IF THIS DEVELOPMENT GOES AHEAD. THE INFRASTRUCTURE WOULDN'T COPE WITH THE INCREASE IN TRAFFIC .

WE DON'T WANT SPRINGFIELD RUINING OUR VILLAGE - KEEP OUT.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Litter
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment:HOPEMAN IS A VILLAGE NOT A TOWN AND HAS 2 ADEQUATE SHOPS WHICH WILL SUFFER IF THIS DEVELOPMENT GOES AHEAD. THE INFRASTRUCTURE WOULDN'T COPE WITH THE INCREASE IN TRAFFIC .

WE DON'T WANT SPRINGFIELD RUINING OUR VILLAGE - KEEP OUT.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Noise
- Over-development of site
- Road access
- Road safety
- Traffic

Comment: I wish to register my strong objection to the proposed development for the following reasons:

There are already retail outlets in Hopeman (butchers, chemist, Post Office/general store & a Costcutter general store all of which cater more than adequately to the needs of the village. One of the stores already sells Co-Op branded items. A further Co-Op store would be detrimental to the established retail outlets and would add nothing to the village.

There are a total of 29 parking bays indicated for the rear of the development with a further 3 alongside the main road Forsyth street. Access and egress onto an already busy narrow road opposite a bus stop would pose a major hazard to traffic and pedestrians. Moreover, the delivery of goods by lorry to the proposed outlet would only compound the problem.

With 70 additional dwellings already proposed for Hopeman plus the 22 being built, the village is in danger of becoming an urban sprawl in what is an area of outstanding rural beauty. The building of more flats would not be in keeping with the infrastructure of Hopeman.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Litter
- Loss of privacy (being overlooked)
- Parking
- Road safety
- Traffic

Comment: To Whom it May concern

I strongly object to the proposed development of the retail units. I have lived in Hopeman for over forty years. At present the village has enough shops which are used well. All too often we have seen the loss of shops all over the country. The shopkeepers here provide a great service to the community especially now in these difficult times we are living in. A large retail unit would be a threat to their livelihood also the amount of traffic at the junction of Harbour Street. I hope proposed application is rejected

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Traffic

Comment: We oppose the proposed development. Our objection is on three grounds: first, the proposed development breaches the Moray Council Development Plan 2015. We note that the 2015 Plan proposed a development site for 25 houses on the western, Cummington side of Hopeman. The current development on the south side of Forsyth Street to the west of Inverugie Road already breaches the Plan, and the proposed one would make matters worse. Secondly, the proposed development, together with the current one, would worsen the existing traffic choke point at the top of Harbour Street, the main entry to the western side of Hopeman. In our opinion this choke point is already becoming dangerous. Finally, we do not believe that any objective need for the development, in particular the retail unit, has been stated.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Height of proposed development
- Litter
- Loss of privacy (being overlooked)
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment: If Springfield have been denied permission to build to the South why do we need another shop, and in such a poor location? Shop is on the wrong side of the road for the Village, who is it meant to serve? Proposed for area where flooding has been an issue in the past, not sure if plans address this risk. Flats are higher than surrounding traditional houses, they do not fit in with Hopeman house type and overlook traditional houses. Unless adequate waste bins are provided at Co-op entrance and regularly emptied, litter will be an issue. Parking is not sufficient for Co-op and Business Unit employees and customers, and Flat residents and guests. This will result in poor parking behaviour in an already tight parking area and overflow on to Forsyth Street. Forsyth Street is a very busy road where on-street parking and bus stops already restrict traffic flow. Villagers have to cross Forsyth Street to get to Co-Op. The car park entrance and proposed on-street parking are adjacent to a major X-road with limited views for Harbour Street traffic and coincident with on-street bus stops used by school and other buses. Increased traffic, traffic turning in to or exiting from car park, increased on-street parking and footfall associated with the development will substantially increase the risk of RTAs, either car-car or car-pedestrian, on Forsyth Street.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Traffic

Comment: The traffic infrastructure will not cope with more housing what with the new houses being built at the west of manse road. Our local shops will directly be effected by the notion of a new shop. Hopeman has enough shops and the proposed would directly effect the existing ones livelihood.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic
- View affected

Comment: The main issue concerns the effect on the long-standing small local food businesses in Hopeman which struggle to survive. If a Coop was to open in the village, there would be too much competition and the existing businesses would become unprofitable.

The style of the buildings will not be in keeping with the surrounding dwellings which are all constructed in a traditional manner with some of them being over 100 years old.

Note that a previous application to build a dwelling house on this site (89/00415/FU) was rejected.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Inappropriate materials/finishes
- Litter
- Noise
- Road access
- Road safety
- Traffic

Comment: This revised application does not vary significantly from the original. My main objection is to the effect on the existing small local food stores in Hopeman.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Inappropriate materials/finishes
- Litter
- Over-development of site
- Poor design
- Road access
- Road safety
- Traffic

Comment: I strongly object to this planning application for a number of reasons, firstly on a road safety aspect, Forsyth Street is already a particularly busy road and with no traffic calming measures in place vehicles regularly break the speed limit, this proposed retail outlet and flats would only increase this behaviour therefore increasing the likelihood of an accident. We have already experienced a great deal of disruption with Springfields ongoing development.

The location of the planned development would also exacerbate the already hazardous area at the crossroads between Harbour Street and Inverugie Road.

Secondly is the construction of more residential flats necessary in Hopeman where services to the village and surrounding villages are being cut such as the closure of the local GP surgeries in Hopeman and Burghead, the limited public transport services which have already been reduced.

Thirdly Springfields generic construction design is not in keeping with small traditional coastal villages, their housing design is not sympathetic to the surrounding area and does not stand the test of time, this is clear to see in the many housing estates constructed by Springfield in Moray and will certainly show in the years to come.

Finally from the discussions I have had in the community with local people it is the consensus is not for the benefit of Hopeman but for Springfield's profits and certainly not that of the local

businesses already established here.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: The Moray Council 15-year vision local development plan as approved by the Scottish Government, identified that with the 22 house development off Forsyth Street, and the already approved 48 home development off Manse Rd, Hopeman had reached the limits of its physical growth.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Noise
- Over-development of site
- Parking
- Road safety

Comment: The developers own submission of a Retail Planning Statement estimates that the annual turnover of the new Co-op would be £2m. The figures in the submission estimate that the existing stores within Hopeman and Duffus currently have a combined annual turnover of £1.38m. This must demonstrate that the ultimate aim is to put those existing businesses out of business. These are businesses that have gone above and beyond during the current COVID-19 crisis. I find it hard to believe that this £2m of turnover would be new business. They cite the example of Lhanbryde. I believe that the Co-op there is only in competition with one other store. As the Developer lists in their own submission, there are 5 competing stores currently within Hopeman and Duffus.

The estimated level of turnover must surely indicate that there will be a lot of traffic delivering stock to the proposed store. The entrance to the store is not far from the busy Forsyth St/Harbour St junction. Hence road safety and noise must be significant considerations.

In addition, an estimated annual turnover of £2m is highly suggestive of the fact that there would be insufficient short term parking for such a store. This would likely lead to parking on Forsyth St close to the aforementioned busy junction.

As I stated in my last objection, I also believe that with the developments already approved/waiting approval in Hopeman, if this development were also approved the expansion of the village would go well beyond that envisaged in the LDP.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: Having lived in Hopeman for over 16 years, [REDACTED]

[REDACTED] I as every other resident of Hopeman enjoy the village life and do not wish to see the peaceful atmosphere ruined by developers who only have profit in mind, with No concern for people's welfare or community spirit.

I strongly object to The proposed Planning Application Reference 20/00474/APP for a commercial building/flats and car parking spaces is just a stepping stone for Springfield Developers to build further housing on the southern side of the village.

The proposed Commercial Building of a Co-Operative Store will not only take business away from the small village shops who have been in the heart of the Hopeman village community for many years, these businesses need our support as much as we need their support especially during

these times of the crisis we are dealing with COVID-19. Our Village shops have been our lifeline the large businesses/conglomerates do not have the commitment that our small business owners have to our well being, knowing our names as if a member of their family, their commitment to our elderly residence, these shops have gone out of their way to help in this challenging crisis. We must support our village shops as the government has stated to support small businesses and make them thrive.

The drainage problem we have in Hopeman causing flooding over the site in question on Forsyth Street, which will be aggravated by this proposed planning application.

Overdevelopment of site. Enough is Enough on the proposed building in our small Village, Keep our Village a Village with the history of a village. Over the years every spare bit of land in the area of Hopeman planning applications have been put into the council for approval. The Moray Council must see that this should not be able to go ahead under their Service Level Agreement and Local Development Plans.

Road Access, The Safety of our residents and the Traffic on such a small Junction, near a bus stop, more cars on such a busy junction is an accident waiting to happen!

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Litter
- Noise
- Over-development of site
- Parking
- Poor design
- Precedent
- Road access
- Road safety
- Traffic

Comment: I would like to strongly object to the current plans for a new development on the south side of Hopeman.

Sandy Adam and Springfield are determined to build what is the equivalent of another village on the south side and will try any way possible to get this, he has already said that he will get this 600 house development by fair means or foul.

Shops. We already have more than enough shops to serve the community, and that is what we have here, a community. These shops have gone the extra mile to serve the people of this village

during the current crisis and the people of the village will support them in times ahead. There are approximately a dozen supermarkets within 10 miles. To build a supermarket here will ruin this village, if the shops close the heart will be taken out of the village. I have yet to hear of one person who would use this supermarket.

Flats. The local housing plan will be met by the new houses at Manse Road, these flats will be an ugly monstrosity on the main road, too many things are trying to be squeezed into a small area, overdevelopment at its worst.

Drainage. Hopeman has had huge drainage problems in the past few years, mainly man made, the drains in Hopeman can not deal with more houses and this amount of development.

Roads. I have three objections here.

1. This area of planned development is not suitable for the projected amount of traffic/parking. It is a very small tight corner in a very quiet residential area, lorries and vans delivering day and night as well as traffic passing to a supermarket will be extremely worrying in this area. The corners are too tight, the vision coming out onto Forsyth Street is horrendous now, with a build up of traffic it would be an accident waiting to happen.
2. Harbour street is a huge problem just now, there are already too many cars, In the summer it is 50 times worse with caravans and tourists, there is little or no parking and the village is at full capacity.
3. This is the area that the school bus picks up and drops of the local children, I shudder to think of the amount of traffic build up that will happen and the risk to both children and old people in this wholly unsuitable road.

In summary this is a village, one of the few true communities left in the area and to some of us whose ancestors have been here for over 200 years this is an insult to our heritage.

Springfield housing do not care about community, they are a profit making company, they will do no favour to Hopeman now or in the future. And the Laird is also only interested in lining his pockets, with no interest in the people, the community or the treasured heritage.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

N  
A



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Parking
- Road safety
- Traffic

Comment: My objections to this development are that:

1. It is contrary to the consulted Moray plan which has a presumption of no further development South of Forsyth Street.

"Large scale expansion of Hopeman is not part of the settlement hierarchy and will have an adverse impact on character of village and landscape to the south."

<http://www.moray.gov.uk/downloads/file123029.pdf> pg 44

2. The development provides for a significant number of parking spaces, attached to both the flats and the retail unit. The B9040 is already a busy road with through traffic in both directions and the additional cars that will follow this development will add to, what is presently, a difficult route to navigate at peak times, and at all times of the day, including weekends, when cycling.

3. The development provides an additional risk to travellers, by car and bicycle, because located very close to the cross roads of Harbour Street/Inverugie roads (which have poor visibility for people exiting) there is a significant likelihood of increased accidents. This will be exacerbated by increased on-road parking as visitors to the flats/customers of the shop find off road parking unavailable.

4. Hopeman is presently sufficiently well served by retail outlets within the village and there is no demand for additional retail capacity.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Dust
- Litter
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Smell
- Traffic

Comment: I previously lodged an objection to this development and having read the various statements provided subsequently by the developer am moved to comment on the matter further. Let me be clear, I do not object in principle to the development of the site; it is of detriment to the community that it continues in its current guise, what concerns me is the nature of the current proposals and, in particular, the increased level of traffic that will be generated on an already narrow and at certain times of the day, excessively busy secondary road.

The Planning Support Statement, Retail Planning Statement and Transport Statement on first glance appear thorough, comprehensive and detailed. I am sure the developer is convinced people will not have the time to read or interrogate them in any detail...and frankly I have not had the time I would like. I urge elected members to read these carefully. On closer inspection the documents appear to have been written by a high school geography student; they are full of sweeping generalisations, assertions that Scottish objectives will be realised without providing any evidence, on occasions they are contradictory and much of the data is sourced from places which



bear no relation to the village of Hopeman in Moray.

The Planning Support Statement

Point 1.4 in the Statement indicates that there is

i. "no supermarket" in Hopeman and then at 1.5 suggests

ii that the development will "improve pedestrian and cycle ways and reduce travel thus providing a greener, more accessible place."

I shall refer back to both of these within my objection

Point 2.3.1 refers to the previous business being a garage would "undoubtedly attracted a high volume of traffic"; this is clear speculation. We have lived in the area for 10 years and the garage has never functioned in the time we have lived here. The volume of traffic on Forsyth Street has, however, grown dramatically in the past 3 years. This is exacerbated by the excessive development of the campsite which is out of proportion of the capacity to cope. In the near future the current Springfield estate further West along Forsyth Street will had a significant number of cars and in the short term the Tulloch development on Manse Road will add even more. It is spurious to compare traffic volumes of perhaps 15 years ago with today and this claim should be disregarded.

Point 3.1.4 Roads and Parking

8 flats are being proposed with 12 parking bays; this implies less than 2 bays per residence. It is accepted that for many people nowadays a car is a necessity for travelling outwith the community; buses go only into and out of Elgin; and once an hour. It is clear that the parking provision for the flats is inadequate; visitors to the flats will spill over into the car park of the retail store and this will result in parking on Forsyth Street or the already congested Harbour Street.

The statement refers to improved pedestrian and cycleways immediately outside the boundary...this apparently amounts to a pedestrian crossing. The roads in the surrounding area are busy, congested and are not conducive to cycling. I have cycled in many countries around the world, I ride my bike at least twice a week. I feel safer cycling in Central London than I do around Hopeman.

Point 3.1.5 Improved Pedestrian and Cycleways

A zebra crossing, immediately in front of a bus stop and bike racks for 4 cycles is tokenistic and will do nothing to promote walking in or cycling in the area. The developer clearer does not understand the responsibility they have to enhance the community in which they are building. There is no commitment to improve the pavements along Forsyth Street or build dedicated cycle paths along the road which separate cyclists from traffic; that is what must happen to promote more sustainable travel.

3.3.2 Refers to the Moray local plan of 2015 and indicates that "small shops" for "convenience" needs can be built but must not have an adverse effect on the viability of "town centres". As noted above the developer defines this store as a supermarket; not a small convenience shop and as is demonstrated in the retail planning statement will have an adverse effect on the businesses of Harbour Street which is the centre of the village. Hopeman is NOT a town.

4.2 Active Travel

Public Transport - a bus travels between Elgin and Burghead and back once an hour, residents will not get on a bus to travel 5 minutes for a pint of milk and loaf of bread and then wait another

hour to travel home. Even considering Public transport in this document is meaningless but ticks a box.

Cycling - providing a few cycle racks will not encourage people to use their bike when the roads around are narrow, congested and dangerous. Moray is littered with cycle racks which are never used; locally at Duffus Castle is a case in point.

#### Transport Statement

##### Multi-Modal/People Trip Assessment

This section is complete nonsense; national data has been applied and adjusted to identify travel demand for the retail development by "Suburban" or "Edge of Town"; neither of these are appropriate to Hopeman and consequently the data must be disregarded as flawed. Only a series of traffic surveys; conducted over an extended period of time can adequately be utilised to demonstrate the volume of through traffic which exists eg Forres to Lossiemouth. It is totally inadequate to compare the size of the village and make judgements about the traffic flows on the basis of UK wide data adjusted to Suburban criteria. Forsyth Street is a busy thoroughfare.

4.23 The map indicates the communities within 20 minute walk of the proposed retail development. If you were to find the centre of that map; this is where the existing retail outlets exist. Residents will not walk a longer distance to visit the proposed retail development; that is illogical. The store, by implication, will only attract people who drive to it thereby increasing traffic in the village even further.

4.32 The flawed multi-modal assessment apparently suggests more cycling; the journey from the village to the store is up-hill though congested roads. Harbour Street, consequence of the campsite, is often nearly impossible to cycle up because of the constant flow of cars, camper vans and caravans. Forsyth Street, as already indicated is dangerous due to onroad parking, volume and speed of through traffic as well as badly formed carriageway. Cycle racks and a "Travel Pack" will not overcome these challenges.

##### Public Transport

Bus timetables are totally inadequate to be utilised for any purpose than travelling into and out of Elgin. An hourly bus service will not encourage people to use public transport to shop in this store. It is designed to be a convenience store where people pop in and out for a few items; the reference to Public Transport is nonsensical and should be ignored completely.

##### Residential Travel Pack

This is patronising; people in Hopeman know that walking and cycling are healthier and environmentally more sustainable than driving; however the existing infrastructure needs to be improved to allow this to happen safely. A leaflet will not make the area more conducive to such travel.

##### Vehicular Accessibility

5.12 The loading bay will mean large lorries parked immediately opposite a bus stop generating additional noise and fumes from the engines and refrigeration units. Inevitably, given the lack of parking for the residential development the car park for the store will become full of residents and visitors cars and so shoppers will use the loading bay to "quickly" pop into the shop; which will add to congestion when the delivery lorries arrive.

5.16 "A food store should be located on a primary route....to ensure pass-by traffic can easily

access the site" Much of the statements provided indicate that the aim of the store is to provide a convenience store for the village and to promote walking, bus and cycle travel. Apparently that priority is no longer appropriate and it is now to attract passing trade who come by car.

#### Development Traffic

5.19 The data generated here is meaningless being based on data sources which bear no resemblance to Hopeman; the source of the analysis being survey data of towns in Suffolk, Lincolnshire, North Yorkshire, and Angus.

5.21 That a store which is designed to attract passing trade, 5.16, can reduce the nett increase in traffic compared to a service station of 15 years ago is patent nonsense. The growth in through traffic of recent years resulting from the massive growth of housing in various parts of Moray, coupled with the disproportionate development of Hopeman campsite have added enormously to through traffic. In addition the Springfield development West of Forsyth Street and proposed Tulloch development on Manse Road will continue to add to traffic flows.

5.22 I contend that a full traffic survey is necessary rather than basing proposals on flawed models from towns far away from Moray where public transport is likely to be superior, road quality better and traffic speeds more cycle friendly.

#### Accident Review

5.23 One reported accident in the past 5 years does not indicate that the road, and especially the junction of Forsyth Street is safe. The excessive growth in traffic means that the risk of accidents continues to escalate. On road parking on Forsyth Street and often limited access and egress to Harbour Street due to residents vehicles means that there are often queues to enter harbour Street and risky manoeuvres to exit. As a cyclist I have experienced several near misses and regular experiences of cars passing close and driving at mean as they pass a parked car and come onto my side of the carriageway. A neighbour has been knocked from his cycle. The building of a store adjacent to an already congested junction; opposite to a bus stop which is next to a pedestrian crossing is a fatality awaiting to happen. I have driven along Forsyth Street at 30 mph and on more than one occasion been overtaken by cars travelling at excess of 40mph. A bus stationery at the stop will hide a pedestrian who is on the zebra crossing; cars will over take the parked bus and pedestrians will be hurt.

#### Summary

6.11 That the author concludes that "walking, cycling and public transport provision in the area is excellent" illustrates that this is a paper exercise by an organisation from Glasgow that has no knowledge of the location or community and basing all it's judgements on flawed adjustments to national data.

#### Retail Planning Statement

1.7 ..."the new Co-Op store will help to retain expenditure in Hopeman", however this is expenditure which will be going to a large national branded chain and the profits will leave the area. At present the spend goes to a butcher, pharmacy and 2 convenience stores which are locally owned.

..."will help support the vitality, viability and sustainability of the settlement by helping to reduce the need to travel." On the contrary, Harbour Street is the commercial centre of the village where all the retail provision exists; a store further North on Forsyth Street will draw trade away from the

heart of the village and threaten its vitality. Furthermore, in the Transport Statement 5.16 it explicit states that being on the main street is to encourage by pass traffic not the enter the village and so "not divert through residential streets". Clearly the aim is to draw business away from the geographic heart of the village and this will threaten its vitality.

"may also lead to more linked trips to other existing shops", this is patent nonsense; the proposed Co-op is up a hill, through congested roads and across a busy through road. Customers will not utilise all the other shops if they can get all they need in the Co-op.

2.6 The comparison with Lhanbryde is disingenuous; that village has one other convenience store and the village is of comparable size to Hopeman. Clearly there was excess demand in Lhanbryde which could be met by the Co-op. In Hopeman that is not the case, there are 2 other convenience stores, a pharmacy which also supplies items such as toiletries and cleaning materials as well of course as the butcher. The comparison is flawed. It is also interesting to note that the term is convenience store which contradicts with the Planning Support Statement indicating the lack of a supermarket. It would be helpful if the various consultants could agree on what need the business is designed to meet.

2.9 If the store "reduces the need to residents to travel to other areas" then clearly it is designed to be more than a convenience store. A convenience store does not meet the needs for a weekly shop and thereby we must infer the aim is to build a supermarket; attracting traffic as indicated above.

2.12 According to the Proposed LDP "Within a neighbourhood one unit of up to 400sqm designed to meet the day to day convenience needs of the neighbourhood shall be supported." The proposed Co-op is 372sqm and would appear to fall within that threshold; however according to the data in 3.7 there already exists 420sqm of convenience store space and so clearly the needs of the community are already being met.

3.3 Catchment area "It is not anticipated that the store would draw any trade from beyond these areas" of Cummingston and Duffus, However, as noted above the placement of the store on the main road is designed to attract by pass traffic (Transport Statement 5.16) and so clearly the intention is to attract such business, and given the paucity of public transport this will be by car journeys.

3.5 Convenience Retail Expenditure, the estimate of £41 per week is not valid for our area. This national figure will be skewed upwards by city dwellers who have limited opportunity for supermarket shopping and who may daily buy food from city stores such as Tesco Metro etc. Our convenience shop per week in the area is likely to be less than half this value. Once we accept that the use of national data is flawed any estimates based on that, such as £4.85million should be ignored.

3.7 Existing Floorspace. I have not measured the stores internally but the proposition that Costcutter is four times the size of the Post Office/Convenience store is clearly nonsense. I have also spoken to one of the retailers listed in the table who indicates that their turnover is nothing like that suggested. Once again spurious data has been presented which must be discounted.

3.9 Capacity to Support New Store given that the estimates of the local convenience spend, the retail floor space of existing shops and their turnover are all wrong; it is not possible to trust the proposition that there is a gap in the market.

3.11 Given the points raised above about the flawed use of data; and our knowledge of the area, I can only conclude that the proposed retail development will serve to close existing convenience stores within the village; thereby changing to the detriment the character, vitality and viability of the heart of the village.

In conclusion; I believe the developer has engaged consultants who are using spurious national data which has been either adjusted in a flawed and misleading manner or has not been adjusted to suit local circumstances. It is apparent that all consultants are based in the Central Belt and have no knowledge of the locality whatsoever; that twice the village of Cummingston is misspelled is only more transparent evidence of this.

As I said at the outset I do not object to the site being improved appropriately but the flats and retail development will serve to add traffic in an already congested area, increase risk to pedestrians and cyclists as well as potentially harming the commercial heart of the village  
Can I urge elected members to read the various statements and they shall see the paucity of the arguments contained.

# Comments for Planning Application 20/00474/APP

## Application Summary

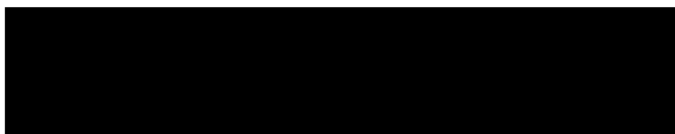
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic
- View affected

Comment: I [REDACTED] having grown up in the Hopeman Village community since the age of 5 years. I attended the Hopeman Primary School.

I spent my youth within the safety of a village, enjoying the coastline on our bikes, visiting the small local shops with my pocket money. Everyone knew you by your name, you were looked out for by your peers.

Now with so many developers who have no concern for our village just to make money. We need to make a stand to have a voice for the children, elderly, parents, small business shop owners and the village school. We do not want any more developments in our village you are destroying what the government has laid out in the Moray Council Local Development Plan to preserve our village and landscape in the Moray Council Service Level Agreement.

The planning application: 20/00474/APP

This planning application goes against the Moray Council Local Development Plan and Service Level Agreement

I object to a large retail unit to be erected as our small businesses in our village who have been serving our village for decades are family run businesses whose income relies on their local community. We DO NOT want a large retail unit from a large conglomerate business who does not think of our village just their profits. Our village shops support our village and we support them. During the COVID-19 Pandemic they have been our lifeline and have helped so many families and the vulnerable, they care about the welfare of our community.

Flooding due to drainage in the village is already poor. There has been a history of flooding from water travelling from the fields, this proposed planning will aggravate the land even more. Hear our voices of the village community no more developments.

Our quiet village is a safe haven to live we do not need more CARS, POLLUTION, NOISE, UNSOCIABLE HOURS OF A RETAIL UNIT, LOCAL RESIDENTS VIEW AFFECTED, MORE TRAFFIC, MORE PARKING, ROAD SAFETY IMPLICATIONS.

The Road safety on the proposed site at Forsyth Street is on a small Junction, this junctions view is already affected with two bus stops where school children, elderly, families use regularly, with more cars accessing the proposed retail unit and housing this is will be hazardous with lorries, loading and unloading, cars accessing the proposed retail site and housing. This will so dangerous on such a small Junction the main entrance to our village this will cause an accident.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Road access
- Road safety

Comment: I fear for the "Villigeness" of Hopeman being lost with the proposed housing and commercial development. We have two small retail shops already which are in the middle of the village within easy reach for the older and carless. Building what is compared to the retail shops already there a large super market can only be detrimental to the area. Lastly we have a post office in the middle of our village and if they have to close it will be another great loss of amenity.





# Comments for Planning Application 20/00474/APP

## Application Summary

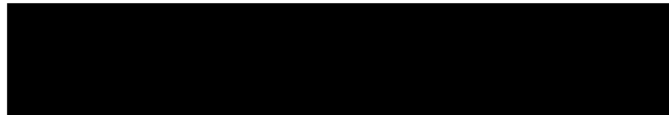
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Over-development of site
- Road access
- Road safety

Comment: This is a formal objection to the proposed development in Hopeman reference Planning Application Reference 20/00474/APP

The village of Hopeman is already well served by 2 convenience stores, an independent butcher and a florist, all of which contribute greatly to the character of the village, and all of which would be severely impacted by the addition of an additional supermarket. In addition to these shops, there is already a large Coop store nearby in Lossiemouth, as well as Tesco, Aldi, Lidl and Asda superstores with a 15 min drive in Elgin. As such there is clearly no requirement for this additional unit.

The businesses in the village are eligible for relief under the "small business bonus scheme", which represents a clear recognition of the need to support local business. The proposed development acts in direct opposition to this aim

The store will inevitably add to traffic within the village, as people use vehicles to travel to and from the store, and delivery trucks etc. service the store. Traffic has already been identified as a problem within and around the village, and this development would inevitably add to the problem. In addition, children attending the local Hopeman primary school would need to cross this road to and from their way to school, which would also involve significant risk.

The store and houses will increase pedestrian traffic across Forsyth Street B9040. This road is particularly busy due to being a main connection between Lossiemouth and Forres/Nairn/Inverness- once again, this represents a significant safety risk.

Please acknowledge receipt of my objection and keep me informed on developments, including rejections, re-submissions/ alterations to the plan etc.

# Comments for Planning Application 20/00474/APP

## Application Summary

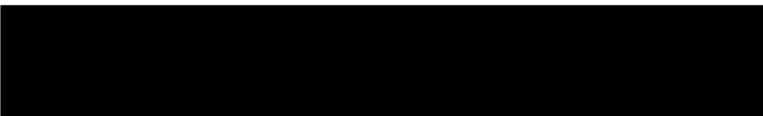
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Parking
- Road safety
- Traffic

Comment: I object strongly to the proposed development at the service station Forsyth Street. Hopeman is a unique village due to the fantastic community spirit so why on earth is Springfield Intent on ruining what we have.

We don't need or want more housing and we certainly don't want a coop which would be devastating for our existing shops.

I am over seventy, high risk and live alone but have been overwhelmed by the kindness and care I've received from the community and our local shops who have so kindly delivered all my needs.

A coop would create so many traffic problems in an already congested area and to cross the road would be a nightmare not to mention being opposite a bus stop! There would also be a parking issue as no doubt people would park on Forsyth Street.

Drainage would also be a concern as there has been flooding in that area in the past.

Springfield are aware that the whole village is against further development so why don't they respect our wishes and develop elsewhere.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Over-development of site
- Parking
- Precedent
- Road access

Comment: The Scottish Government approved the local development plan, which rules out development on the land and recognises that Forsyth Street should be the southern boundary of the village.

There is also no need for a Co-op as the village is already well-served in terms of shops and the addition of another would adversely affect the existing businesses.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Over-development of site
- Precedent
- Road access
- Traffic

Comment: There is also no need for a Co-op as the village is already well-served in terms of shops and the addition of another would adversely affect the existing businesses.

The Scottish Government approved the local development plan, which rules out development on the land and recognises that Forsyth Street should be the southern boundary of the village.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Precedent
- Road access
- Road safety
- Traffic

Comment: This contravenes the Local Plan for Moray - as per accepted by the Scottish Government. It would set a precedent and facilitate the totally unsuitable and continued urbanisation attempts of the land south of Forsyth Street/East Road, (B9040), by Springfield Estates.

Notwithstanding the additional traffic/safety/parking/delivery/proximity to bus stops issues, the over development of the site and the drainage issues on Forsyth Street, Hopeman does not need a 4000 SQFT Retail Unit. It is well served by the existing businesses in Harbour Street, all of which would be adversely affected by a sizeable newcomer.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Over-development of site
- Road safety
- Traffic

Comment: Having been part of the Hopeman community all my life, and now residing here for over 5 years, I enjoy the village life and do not wish to see the peaceful atmosphere ruined by developers, with no concern for the communities welfare or spirit.

I strongly object to The proposed Planning Application Reference 20/00474/APP for a commercial building/flats and car parking spaces is just a stepping stone for Springfield Developers to build further housing on the southern side of the village.

The proposed Commercial Building of a Co-Operative Store will negatively impact existing businesses, who have been at the heart of the Hopeman village community for many years.

There is an ongoing drainage issue in Hopeman, which will be exacerbated by this proposed development feeding more rainwater run-off into the existing drains which are not coping with the current demand.

Overdevelopment of site. In order to maintain the status of the community in the village of Hopeman, it cannot sustain further development. The Moray Council and the Scottish Government

have both supported and approved the new Local Development Plans, as reported "no further development beyond the identified sites at Manse Road and the homes currently being built at Forsyth Street in Hopeman, will be supported by Moray Council, who have said it has reached the limits of its "physical" growth. The Scottish Government has backed this, saying it does not recommend Hopeman is included as a tertiary growth area."

The Road Access will cause difficulty for drivers, increasing the opportunity for serious accidents. The increased traffic caused by the proposed development would have a serious impact on our community in Hopeman, creating opportunities for Road Traffic Accidents.

Hopeman does not have sufficient public transport links to sustain a development of flats, with limited parking.

With kind regards,

A solid black rectangular box used to redact the signature of the sender.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

[REDACTED] in

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel strongly that this development would ruin our village. Hopeman has enough and would be devastating for our local shops. Yours sincerely [REDACTED]

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Poor design
- Road safety
- Traffic

Comment: The developer's proposed use is primarily retail and residential with only a token business unit. It therefore conflicts with the site's Business Activities designation in the current and proposed Local Plans.

Apart from being contrary to the Local Plan the residential element of the development is particularly unsuited to this site. The proposed flats are "shoe horned" into the rear of the site overlooking car parking and the rear of the proposed retail unit and its service yard. The flats have no frontage to a public road and share their access with the proposed retail and business units. Virtually no open space is proposed for the residents' own use. Overall the flats appear cramped and vulnerable and have very limited outlook, privacy and amenity. Residents of affordable housing surely deserve better than this.

The developer has not made any proposals for mitigating the risks to pedestrian shoppers crossing Forsyth Street to access the proposed development. The majority of shoppers on foot must cross the busy road close to Forsyth Street's junction with Harbour St and Inverugie Road. The situation would be exacerbated if, as is proposed delivery lorries are permitted to park in front of the retail unit thereby restricting visibility for vehicles leaving Inverugie Road. As a minimum a light controlled pedestrian crossing should be provided.

Servicing the retail unit from the front precludes the future provision of a footway/cycleway across the site frontage as is proposed in the Proposed Local Plan 2020.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Lack of landscaping
- Litter
- Noise
- Parking
- Precedent
- Road access
- Road safety
- Traffic

Comment: I object to the erection of a co- op at the above site for the following reasons.

1. The Scale of a proposed development outwith the established centre of the village would cause significant harm to the viability of the established shops, one who already sells Co- op foods.

A Co- op supermarket would undoubtedly finish off the present shops leaving Harbour street with derelict, boarded up shops which would be an eyesore for residents and visitors.

Evidence of this can be found in Elgin and many more towns where out of town supermarkets have been detrimental to the High Street.

2. We have a severe problem with seagulls in the area and as is the case at the Lossiemouth Co- op seagulls attack the people and forage and remove rubbish from the bins causing litter and an eyesore.

3. The proposed site of the store is only a few yards from a crossroads. Already Forsyth Street is a very busy road with poor visibility exiting from Inverugie Rd and Harbour St onto Forsyth St.

At present there are cars parked outside residential properties on Forsyth St. and you cannot get past the bus when it is stopped opposite the garage.

This proposal would need a traffic impact study.

4. The established village is predominately to the North of Forsyth St and there is no precedence of a retail outlet to the south of the village which would entail residents crossing a busy main road. There is no safe crossing places near the proposed store location.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

N  
A



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Drainage
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Road safety
- Traffic

Comment: The village already has 2 local shops that adequately meet the needs of the village

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Drainage
- Height of proposed development
- Litter
- Loss of privacy (being overlooked)
- Noise
- Parking
- Road access
- Road safety
- Traffic
- View affected

Comment: While the site may need tidied there is no present need for a further retail outlet. We are already well served by shops which have supported the village over a number of years and no more so than at the present time. If a shop was to be built then this would impact on road safety especially in such close proximity to a cross roads and bus stop. With the building of 22 new houses in progress and the possibility of the Manse road development the village does not require more housing. There have already been issues with drainage /sewerage and the system would appear to be operating at maximum capacity.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Litter
- Noise
- Parking
- Road safety
- Traffic

Comment: The alterations do not address the issues raised by opening a retail unit on the proposed site. There will still be difficulties regarding road traffic safety from deliveries and users not to mention noise at unsocial hours and debris generated.

There is no need for further retail outlets within our already well served community.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Height of proposed development
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Poor design
- Precedent
- Reduction of natural light
- Road access
- Road safety
- Traffic
- View affected

Comment: Traffic and Parking:

Over the last few years, the Hopeman - Burghead road has noticeably become much busier with traffic in both directions from cars, vans and heavy goods vehicles. It is also noticeable that the 30 mph speed limit is not always adhered to by all motorists, which would create an additional safety risk if the volume of traffic were to increase. The building of these flats and a Coop on Forsyth Street would certainly increase the volume of traffic through Hopeman.

More traffic in Hopeman village area would be expected to create more pollution, more speeding and road accidents and poorer health for residents, particularly those with respiratory conditions.



Considering the current Covid 19 situation and breathing issues associated with this illness, one would expect every effort to be made to avoid exacerbating this situation.

In particular, the development of a new Coop will only add to the number of heavy goods vehicles and delivery vans travelling through the village with supplies for the Coop. This, of course, will create more wear and tear on the roads and the cost of repairing pot holes etc will fall to Moray Council, which is understandably, trying to reduce its costs generally and in addition, the Covid 19 situation will now have created additional costs and financial difficulties for the Council.

There is currently building taking place in Hopeman for 22 houses on Forsyth Street, yet to be completed, and it is already clear that these properties will incur additional traffic to the village. It is reasonable to expect even more parking on the main street from new residents' vehicles, visitors to residents as well as delivery vans and HGVs during the building process, in addition to current on street parking around the Harbour Road junction, which is already busy at certain times of the day. Overtaking of cars currently parked along Harbour Street is not always completed with due care to the detriment of other drivers, cyclists and pedestrians and can only be expected to be made worse by any further development of flats and Coop supermarket development.

As both a car driver and cyclist myself, I can appreciate both perspectives to these means of travel. Parked cars are currently a hazard for cyclists where impatient drivers often try to overtake in too small a space, risking lives. At present, there is enough traffic travelling through the Hopeman area on a daily basis as well as vehicles parked along Forsyth Street without any further traffic being introduced through a housing and supermarket development.

The Scottish Government is trying to promote healthier lifestyles for the general population and increasing the amount of traffic this development would incur would adversely affect both the safety of pedestrians and cyclists as well as the health of residents from increased traffic pollution.

#### Tourism:

Normally, a significant number of visitors arrive in Hopeman through spring, summer and autumn and this is a welcome contribution to the economy within the village and surrounding areas. Many visitors use the camping and caravan site in Hopeman as well as holiday homes in Hopeman village and surrounding areas. Inevitably the volume of traffic in and out of Hopeman as well as in Harbour Street and its junction with Forsyth Street increases accordingly. Further development of flats and a Coop supermarket on the old service station site would significantly add to traffic congestion in the immediate vicinity of Harbour Street as well as throughout Hopeman and could potentially jeopardise tourism within the area if visitors were put off coming to such a busy, congested place. The current character of Hopeman will be changed by such a development on this site and it would no longer appear a lovely seaside village that visitors have come to love.

#### Infrastructure:

Development of flats on this site would clearly increase the population of Hopeman; housing single persons, couples and families with school age children. This could have implications for availability

of school places at the local primary school and secondary schools.

In addition, many young people continue to live at home once they leave school and it is not uncommon to have more than 2 cars in some households. This inevitably would adversely contribute to the number of vehicles travelling to, from and within the village.

For the reasons itemised above, this proposed development would be detrimental to the village of Hopeman and the local area.

If the Scottish Government is serious about promoting healthy living by encouraging people to exercise more through walking and cycling and providing safe roads and areas to do this any further housing development and retail development in Hopeman would not support this philosophy.

Social Care is also a priority in the Scottish Government's policy and a small development on the old garage site only, to support some form of sheltered housing accommodation for elderly residents in the form of bungalows, would be more appropriate and current shopping services in Hopeman would adequately suffice.

For the reasons I have submitted above, I strongly object to this housing and shopping development and planning application.

# Comments for Planning Application 20/00474/APP

## Application Summary

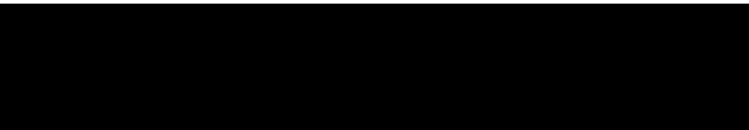
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Litter
- Noise
- Over-development of site
- Parking
- Road safety
- Traffic

Comment: Having considered the information provided in the Retail Planning Statement, Planning Support Statement, Transport Statement and drawings there would appear to be inconsistencies in the argument for the need for a Co-op retail store in Hopeman. The Transport Statement is generic in its wording and much of the information is inappropriate, does not apply to Hopeman and the surrounding area and the conclusions are not valid.

The proposal argues the case for the need for a Co-op convenience retail store to supplement the day to day convenience needs of the residents of Hopeman, Cummington and Duffus. The report claims that this will have no impact on the existing retail food shops in Hopeman and justifies this retail development by comparing Hopeman with Lhanbryde, Forres and Lossiemouth.

This is an unfair comparison. Hopeman is a small village with existing successful retail shops .

- The Coop in Lhanbryde competes with one other small convenience store
- The new Co-op in Forres is on the main Grantown road on the edge of a new very large Springfield housing development
- The Co-op in Lossiemouth is on the main road in the middle of a large housing estate and next to a secondary school and pupils visit the Co-op at lunchtime. A considerable amount of litter is created and there is an issue with seagulls as a result.

The report and associated documents highlight the convenience aspect this new retail development would offer and from the information provided this store will effectively change the shopping and travel habits of the residents in Hopeman, Cummington and Duffus.

It seems that the residents of Hopeman, Cummington and Duffus will have no need to travel every day to Elgin and Forres for everyday items. I can assure that there is no need to go to Elgin or Forres every day as the current shops in Hopeman provide this convenience aspect on a daily basis. Most people will go to Elgin, Forres and even Nairn to do a weekly shop since the supermarkets are much bigger and they can also visit other retail outlets.

Elderly people enjoy a visit to Elgin on the bus to do shopping at Tesco as the stop is outside the shop and they may meet their friends as a social activity as well.

There is one bus from Elgin to Burghead which travels through Hopeman once an hour. It is unrealistic to anticipate that any Hopeman residents will walk uphill to a bus stop which is one or two stops away from the proposed Coop to buy a pint of milk and a loaf of bread and then wait three quarters of an hour for the bus back again.

With reference to particular areas of the Retail Planning Statement:

"1.2 - The application seeks to introduce a new and modern convenience retail store which will be occupied by the Coop who wish to secure a presence in Hopeman to supplement their existing presence across Moray Council area, which includes stores at Forres, Lossiemouth and Lhanbryde."

Hopeman is a sea-side, previously fishing, village. What once was a service station has not been functional for certainly more than 10 years since I have lived in the area and there was less traffic on the road then. Any business then would have been less busy than the proposed activity associated with a new retail Coop, 8 flats, 2 industrial units and 37 parking spaces.

Hopeman has its own particular character and is well served by its local food shops described in the planning. These are the Costcutter grocery store, W Reid Butcher, Duthie Pharmacy and Hopeman Post Office which is also a grocery, not mentioned in 3.6 of the planning document. The two grocery shops are open 7 days a week.

The current shops in Hopeman adequately provide convenience shopping on a daily basis for the residents of Hopeman and Cummington.

"1.3 The planning application states "...this development will deliver a very positive new contribution to the streetscape"

This development is proposed on the main road through Hopeman is close to the main junction from Forsyth Street onto Harbour Street. This is often a busy junction leading to the main road to the village. There will be a layby for HGV vehicles created on the main road for deliveries outside the store just before this junction and opposite the bus stop. A pedestrian crossing is to be created in front of the bus stop and this would suggest a serious safety issue, especially if the bus stops for passengers to alight, with cars overtaking the bus and approaching a pedestrian crossing almost immediately. I do not agree with the conclusions in 6.13 of the Transport Statement which says the development will not compromise the safety or efficiency of existing road users.

- Modern buildings are not in keeping with the character of the village of Hopeman
- More delivery HGVs travelling on this road add to current levels of increasing traffic, create more noise for residents which may also be at unsociable hours and add to the wear and tear of the

road surfaces which the cost of repairing will fall on the tax payers of Moray /Hopeman and Cummingston.

- More traffic means less safe for cyclists.
- This retail development will contribute to further congestion in this area of the village.

Retail statement "3.11 The Coop will address an existing gap in the convenience retail offer in Hopeman".

I can't commend the shops in Hopeman enough for the service they provide on a day to day basis. They use local suppliers to ensure they are well stocked with fresh food. They were fantastic during the lockdown period.

In addition, as a result of the Covid 19 pandemic, people's shopping habits have changed and more people are choosing online shopping for their food supplies. So, probably less people are travelling to Elgin and Forres for food supplies now anyway and reducing their carbon footprint. The current local shops have adequate supplies and I am not sure what gap in convenience foods the proposed Co-op is expecting to provide.

Data is presented in the report suggesting that the national average convenience retail per person is £2136 annually. This equates to £41 per person each week. For some people this will be their weekly shop at a supermarket per person and not odds and ends when they run out of milk etc, so it is difficult to see how the data presented in the report is feasible.

Having read the transport statement, I fail to see how the information presented here can conclude that the travel habits of the people of Hopeman, Cummingston and Duffus will be significantly changed by the provision of a Coop convenience retail store on Forsyth street by encouraging more walking and cycling to the Coop, which in fact is further away for most residents than the current shops in the village.

It seems that the provision of cycle hoops to park bikes at the Coop will encourage people to cycle more within the village and especially to the Co-op.

As I described in my previous objection and contrary to statements in the Transport Statement, cycling along Forsyth Street is not a safe activity for these reasons:

- Vehicles being driven too fast
- The road can be busy with traffic of a variety of vehicles
- The road can be like an obstacle course with the number of vehicles parked along the road
- Vehicles overtake cyclists and other vehicles at inappropriate times
- Poor consideration for cyclists
- Pot holes/ uneven surfaces on the road making cycling dangerous
- In winter in Hopeman, daylight hours are 8.30 -3.30, the weather is cold, wet, raining, snowing and icy. These are not conducive for people to take to their bikes.

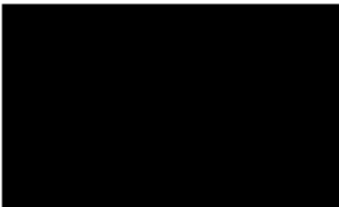
People will not cycle to a Co-op for convenience foods or their weekly shop. Most people walk or cycle for recreation on the railway line.

Planning Statement 3.11 " it is our considered opinion that the proposed store.....reducing the need for residents to travel to more remote locations by car in order to satisfy their day to day convenience shopping needs"

Which remote locations are we having to travel to?

There are too many inconsistencies, assumptions and generic statements made in the Planning

and Transport Statements to highlight in this objection and it would appear that information and data has been collated by someone who is unfamiliar with the location of the area.



Economy, Environment and Finance  
Moray Council  
PO Box  
6760  
ELGIN  
Moray  
IV30 1BX

28 May 2020

For the attention of: Teresa Ruggeri  
Systems Technical Assistant

**PLANNING APPLICATION REFERENCE NUMBER 20/00474/A**


Dear Madam,

I write in connection with the above planning application. I have examined the plans and wish to object strongly to this development.

My main objection is that the access and parking of the proposed Co op is directly opposite my drive which would be considered a safety hazard for getting in and out of the drive and for visitors' parking. The access is very near the Harbour Street junction and opposite a bus stop, which is used as the school pick up and drop off point twice a day, this already causes congestion on Forsyth Street.

I also have concerns about noise, especially with early morning lorry deliveries. Hopeman already has two convenience stores, which is ample and introducing a new, bigger store will have a detrimental effect on the village. The ground is designated in the local plan as industrial so should not now be considered for housing or retail. Forsyth Street also has a very inadequate drainage system outside this area which is prone to flooding outside my house, this should also be taken into consideration.

Yours faithfully,







# Comments for Planning Application 20/00474/APP

## Application Summary

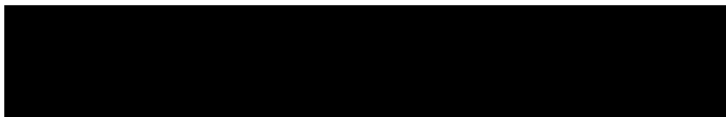
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Community Council/Association Consult
- Contrary to Local Plan
- Parking
- Procedures not followed correctly
- Road access
- Road safety
- Traffic

Comment: It seems suspicious that a developer who has long been trying to fully develop to the south of Hopeman brings forward yet another plan at a time which may allow it to circumvent the normal planning process during this current pandemic. Our existing retail infrastructure within the village has royally served the whole village for many years and has done so particular well during these recent weeks. I believe many of the older residents would have suffered considerable troubles had they not been there for them. They / we do not need any further general retail outlets, which can only serve to threaten their livelihood, unless like Springfield you believe that further development to the south of Hopeman is desirable. A position which has been rejected on a number of occasions in the past by both the community and the Council and should now be maintained.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Civic Group

Stance: Customer objects to the Planning Application

Comment Reasons:

- Community Council/Association Consult
- Contrary to Local Plan
- Drainage
- Inadequate plans
- Inappropriate materials/finishes
- Litter
- Loss of privacy (being overlooked)
- Noise
- Parking
- Permitted Development
- Poor design
- Road access
- Road safety
- Traffic
- View affected

Comment: Our written objection [REDACTED] was hand delivered to your main office yesterday and marked for the attention of L Macdonald, Case Officer. If you require any additional information or would prefer an electronic copy sent please let us know

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

[REDACTED] n

## Comment Details

Commenter Type: Civic Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that on behalf of Hopeman Community Association an updated objection to this application will be lodged in writing at the Council HQ tomorrow 16th Aug. This states the view of the Association on the amendments submitted by SREM. Grateful if you could confirm safe receipt of this letter.

Many thanks

[REDACTED]

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Poor design
- Road safety
- Traffic

Comment: This application will destroy the historical aspect of this friendly village. The proposed construction is totally against the outlook of inhabitants and will affect the traffic volume into and from the village.

I totally refute the application.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Community Council/Association Consult
- Drainage
- Litter
- Noise
- Road access
- Road safety
- Traffic

Comment: Object on numerous grounds, one of which is the decision deadline being set during this national crisis. This demonstrates a complete and utter lack of regard for the views of this community. At a time when we are doing our best to support the most vulnerable and when we are prevented from holding appropriate events to discuss the implications and consequences of a development of this nature. We are dismayed at the underhand methods being employed to fulfil developer aspirations ahead of local community concerns. We are forced to ask ourselves what other surreptitious actions are being planned without our knowledge. We are deeply disappointed that this is being entertained at a time when our focus of attention has been diverted by our efforts to support one another and co-operate with government guidance.

Another consideration of great concern is that any increase in the provision of housing and services throughout the area has a significant impact on the provision of health services. The precarious nature of the status of Dr Gray's Hospital has implications for the entire community. How can any future developments that increase population numbers be considered without resolving the issue of access to one of the most important services - as demonstrated throughout this crisis?

# Comments for Planning Application 20/00474/APP

## Application Summary

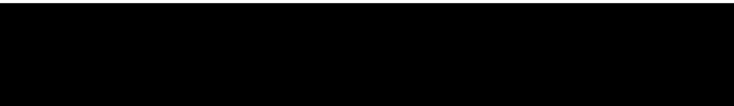
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I do not think that this small village has the infrastructure to support such expansion and there are major issues regarding increased traffic and flood dangers

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment:1. Proposal is at variance of recently approved local plan.

2. Proposal to build in an area of known flooding with issues over tie in of the drainage from the development to public system.

3. Roofs and walls of proposed buildings are at variance with immediate residential homes which are built of Scottish stone with slate roofs. In addition many are dormer bungalows and proposals are to create significantly higher buildings.

4. Location on Forsyth Street is likely to cause traffic issues. Road is narrow and the proposed development is very close to Harbour Street with its access to the harbour and local facilities. Current local residents have few off street parking options, so park on Forsyth Street thus further restricting traffic flow on this already narrow and busy road.

5. No need for further retail or starter units in Hopeman. Local shops (Costcutter, W. Reid's butchers, Premier/Hopeman PO, Duthie Pharmacy) have provided exemplary service during the Covid-19 pandemic to the local community and to actively undermine them by the development of a CoOp is wholly inappropriate.

6. Deliveries to service the CoOp are likely to be at unsocial hours disrupting local residents and traffic.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment:1. Proposal is at variance of recently approved local plan.

2. Proposal to build in an area of known flooding with issues over tie in of the drainage from the development to public system.

3. Roofs and walls of proposed buildings are at variance with immediate residential homes which are built of Scottish stone with slate roofs. In addition many are dormer bungalows and proposals are to create significantly higher buildings.

4. Location on Forsyth Street is likely to cause traffic issues. Road is narrow and the proposed development is very close to Harbour Street with its access to the harbour and local facilities. Current local residents have few off street parking options, so park on Forsyth Street thus further restricting traffic flow on this already narrow and busy road.

5. No need for further retail or starter units in Hopeman. Local shops (Costcutter, W. Reid's butchers, Premier/Hopeman PO, Duthie Pharmacy) have provided exemplary service during the Covid-19 pandemic to the local community and to actively undermine them by the development of a CoOp is wholly inappropriate.

6. Deliveries to service the CoOp are likely to be at unsocial hours disrupting local residents and traffic.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment:1. Proposal is at variance of recently approved local plan.

2. Proposal to build in an area of known flooding with issues over tie in of the drainage from the development to public system.

3. Roofs and walls of proposed buildings are at variance with immediate residential homes which are built of Scottish stone with slate roofs. In addition many are dormer bungalows and proposals are to create significantly higher buildings.

4. Location on Forsyth Street is likely to cause traffic issues. Road is narrow and the proposed development is very close to Harbour Street with its access to the harbour and local facilities. Current local residents have few off street parking options, so park on Forsyth Street thus further restricting traffic flow on this already narrow and busy road.

5. No need for further retail or starter units in Hopeman. Local shops (Costcutter, W. Reid's butchers, Premier/Hopeman PO, Duthie Pharmacy) have provided exemplary service during the Covid-19 pandemic to the local community and to actively undermine them by the development of a CoOp is wholly inappropriate.

6. Deliveries to service the CoOp are likely to be at unsocial hours disrupting local residents and traffic.

20/00474/APP.

29 MAY 2020

25<sup>th</sup> MAY 2020



TO WHOM IT MAY CONCERN

RE. SPRINGFIELD REAL ESTATE MANAGEMENT LTD  
FOR PLANNING APPLICATION FOR RETAIL  
UNIT AND TWO BLOCKS OF 4 FLATS AT  
FORSYTH STREET HOPEMAN

I VERY MUCH WISH TO OBJECT, IT WOULD  
BE COMPLETELY OUT OF CHARACTER TO OUR VILLAGE  
PLUS A BIG, BIG, PLUS... THE DAMAGE IT WOULD  
DO TO OUR OWN SHOPS IN THE VILLAGE.

FORTY YEARS I'VE LIVED IN HOPEMAN, I DO  
NOT WISH TO SEE THIS... ON MY WAY INTO  
HOPEMAN. AND WE HAVE ALWAYS HAD MORE  
THAN ENOUGH WITH THE SHOPS WE HAVE.  
THANK YOU VERY MUCH!. I WOULD LIKE THIS  
OBJECTION NOTIFIED ON THE PUBLIC LIST OF  
OBJECTIONS.

YOURS FAITHFULLY



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Road access
- Road safety
- Traffic

Comment: This development is proposed to be built very close to a very busy junction, which is already a dangerous place to cross without a crossing or traffic lights due to vehicles parked on Forsyth and Harbour street close to that junction. Also it is a very busy bus stop across the road with children using it to go to school. Parking spaces planned are not enough to avoid people using Forsyth street to go to the shop. Besides, Hopeman is well supplied with existing retail units, owners of which were great support during the pandemic, and hardly needs unnecessary competition and traffic. Units like this are to be in the interests of local community, not to create more business for builders. I still have not seen any plans of Springfield's owners to create a playground, park or green space for our village.

- 4 JUN 2020

[REDACTED]  
Mayor Council,  
MANAGER, DEVELOPMENT & BUILDING  
STANDARDS

28/05/2020

Dear Sirs

P/APPLICATION: 20/00474/APP +  
20/00480/APP + 20/00478/APP + 20/00363/APP  
20/00353/APP + 20/00602

PLEASE GIVE FULL PROTECTION TO  
ALL WINDOWS: FLORA & FAUNA ON EACH  
SIDE INCLUDING MOWS

NO DEMOLITION TO TAKE PLACE UNLESS  
ABSOLUTELY CERTAIN THAT BIRDS ARE  
NOT PUT AT RISK OR NESTING BIRDS

APPLICANTS SHOULD BE ADVISED  
TO PLANT A TREE(S) AND WILD FLOWERS  
WHENEVER POSSIBLE

Yours faithfully

[REDACTED]  
STAY SAFE: STAY WELL

12 AUG 2020

MANAGER

10/08/2020

MANAGEMENT & BUILDING STANDARDS  
ECONOMIC GROWTH & DEVELOPMENT  
SUS

PLANNING APPLICATIONS 20/00343/  
APP + 20/00795/APP + 20/00904/APP +  
20/00756/APP + 20/00674/APP + 20/00905/  
APP + 20/00939/APP.

AGREED TO REQUEST FULL  
PROTECTION FOR ALL WILDLIFE  
FLOW & FAUNA ON EACH OF THE  
SITES. BATS HEDGEHOG MOLES  
NESTING BIRDS MIGRANTS COME  
TO MIND. BUTTERFLIES & MOTHS

IT IS NOTED THAT TWO  
APPLICATIONS INVOLVE THE  
DEMOLITION OF PREMISES WHICH  
CANNOT TAKE PLACE UNTIL IT  
IS ESTABLISHED THAT THERE  
ARE NO BATS PRESENT OR THAT  
WORK CARRIES OUT WOULD



II

PUT THEM AT RISK. AS YOU  
ARE AWARE NO DOUBT IT IS AT  
THIS TIME OF YEAR WHEN MATING  
TAKES PLACE

LANDSCAPING WHICH  
INVOLVES SHOULD AS TO THE  
BENEFIT OF BUTTERFLIES & MOths  
20/00905/APP THIS  
APPLICATION A MIX OF RESIDEN-  
TIAL UNITS. AFFORDABLE HOUSING AND  
CARE UNITS. MAY IT BE THAT  
THE SOCIAL HOUSING WILL BE TO  
THE SAME STANDARD AS THE OTHER  
THAT ITS OCCUPANTS WILL NOT BE  
SEGREGATED AN IN SOME PART OF  
DEVELOPMENT WITH COMMON ENTRY?

Yours faithfully

[REDACTED]

Stay safe Stay well

# Comments for Planning Application 20/00474/APP

## Application Summary

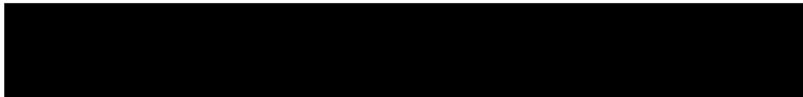
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Litter
- Noise
- Over-development of site
- Road safety

Comment: Retail development will have detrimental effect on existing businesses.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment

Comment: Would like to keep open spaces

# Comments for Planning Application 20/00474/APP

## Application Summary

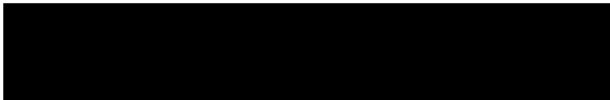
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a frequent visitor to the village I see this as an improvement to the village for both locals and passing people.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I OBJECT to this application for the following reasons: overdevelopment, road access, road safety, traffic.

I feel like there is already simply too much going on around that location with a constant flow of traffic using the road, a large number of houses, a bowling club and a very busy builders main office/yard having lots of construction vehicles coming and going merely yards away from the opposed new site location which makes me assume that people may be in danger trying to cross a main road to access a wrongly positioned retail unit or residential building.

The Forsyth Street road is already a heavily congested road without a new junction being added making the possibility of road accidents even higher with so many openings within such a short distance of each other (Harbour Street, Inverugie Road, opposed new junction).

I also am extremely concerned about the impact a large chain retail business would have on my place of work. I work in a shop within the village and I know already that a Co-op arriving would cripple us which could lead to cut backs or layoffs, in result of this I could lose my job which would affect my life horribly.

In conclusion, I am firmly against any development on the suggested site as I believe that the location is already overcrowded, the road is overused and a new plot there could potentially foreclose my place of work leaving me without any way of feeding myself or paying my bills.

# Comments for Planning Application 20/00474/APP

## Application Summary

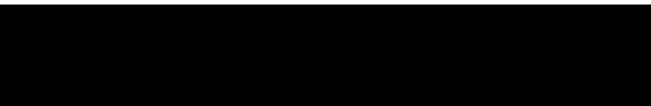
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I OBJECT to this application for the following reasons: overdevelopment, road access, road safety, traffic.

I feel like there is already simply too much going on around that location with a constant flow of traffic using the road, a large number of houses, a bowling club and a very busy builders main office/yard having lots of construction vehicles coming and going merely yards away from the opposed new site location which makes me assume that people may be in danger trying to cross a main road to access a wrongly positioned retail unit or residential building.

The Forsyth Street road is already a heavily congested road without a new junction being added making the possibility of road accidents even higher with so many openings within such a short distance of each other (Harbour Street, Inverugie Road, opposed new junction).

I also am extremely concerned about the impact a large chain retail business would have on my place of work. I work in a shop within the village and I know already that a Co-op arriving would cripple us which could lead to cut backs or layoffs, in result of this I could lose my job which would affect my life horribly.

In conclusion, I am firmly against any development on the suggested site as I believe that the location is already overcrowded, the road is overused and a new plot there could potentially foreclose my place of work leaving me without any way of feeding myself or paying my bills.



# Comments for Planning Application 20/00474/APP

## Application Summary

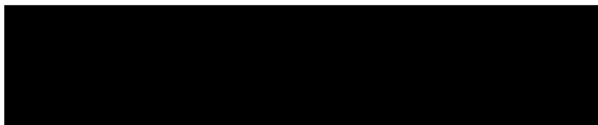
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Loss of privacy (being overlooked)
- Over-development of site

Comment: As a regular visitor to Hopeman I have watched this application with interest. The existing site requires significant improvement. The application for the affordable housing is commendable, Hopeman has little housing of this type and I suspect that the majority of any objections to the application would be thinly disguised 'nimby' motivation. The small industrial unit would look far better than the existing garage/workshop and would not pose any environmental or social disruption. Having visited the village there are probably enough shops and I doubt that another would be commercially viable. In summary, the affordable housing is needed, the industrial unit would add value to the area with potential for light industrial activity with additional employment opportunities. The shop is probably an unnecessary addition to the area and could be deleted from the application with little or no negative impact.

# Comments for Planning Application 20/00474/APP

## Application Summary

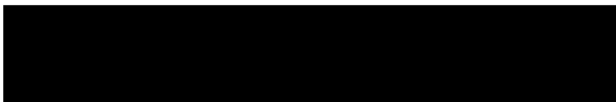
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I don't have a problem at all with this planning application . Looked at the plans and the flats look fine and a retail unit in Hopeman will be welcomed whatever it might be - like it or not Hopeman is growing and it's probably about time that it was brought into the 21st Century regarding retail offerings . My fear is that the town becomes a 'Community' where only the elderly and well off financially feel valued and are welcome - elitist in other words !

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the flats and retail unit will be a positive for Hopeman.

The flats will allow young families to be able to afford to live in here. Even though the other Springfield houses are being built for this purpose I think being able to home 4 other families in such a beautiful village is a positive!

The retail unit would also be a good idea, if it was a bigger shop I feel people would use it and take advantage as we would have a lot more choice locally. I think during lockdown a lot of people have noticed that going up to Elgin for shopping once a week is plenty. Having a shop in hopeman with a good variety of products will mean less trips up to big supermarkets which means more money coming into the village but also I think it's safe to say we would all use a lot less petrol, which not only would save us money but would be better for the environment!

If the retail unit were to be a new style of restaurant, I feel this would also increase the amount of people who travel to hopeman for food, it's been proven in many other communities in moray that if a business provide a good service people will be willing to travel for it.

A request I have for the community would be to encourage young people to voice their opinion more on these matters. Getting the same opinions from the same people all the time will not allow the village to evolve. The newer generation are the ones who will be here to see Hopeman develop and I think it's only fair that the young people feel comfortable enough to voice their opinions.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: More affordable housing in Hopeman would allow young people to actually be able to afford to buy property in the village. A new business would encourage more people to keep their patronage in Hopeman - especially during a time where people are learning that constant visits to the big supermarkets are not necessary. More people moving into the village allows for a greater customer base for our fantastic local businesses. It is vital that Hopeman moves with the times if we are to stay an engaged community. By refusing to build more affordable housing and refusing to adapt to the modern era, we run the risk of quickly becoming a village that only values its elderly and rich residents.

8 JUN 2020

27<sup>th</sup> May 2020

Dear Sir

I am writing to you in my capacity as sole proprietor of [REDACTED] in Hopeman, and specifically on the matter of the recent application by Springfield Real Estates Management Ltd (Ref. No. 20/00474/APP ) to demolish existing service station and garage, erect retail unit, light industrial unit and 2no blocks of residential flats at Hopeman Service Station, Forsyth Street, Hopeman, Elgin, Moray, IV30 5ST.

I have reviewed the application and supporting documentation on the Moray Council website planning pages and would hereby request that my objection to the proposed development is noted and recorded. My objections are raised both as a local retailer, and, as a resident of Hopeman and are detailed under the following headings.

#### Existing local retailers

Hopeman is a small 'tight knit' community that relies heavily on its local shops, the owners of which, in turn, make a living from this modest customer base. I consider this arrangement as a delicate balance which can at times be quite dependant on season. Hopeman retailers consist in the main of two convenience stores, a butcher, a chemist, an ice cream parlour, a café, a gift shop selling teas and coffees and [REDACTED] florist shop. All our businesses rely on the fact that we have enough local custom to make a living and that the closest supermarkets in Lossiemouth and Elgin are still far enough away to maintain sufficient footfall through our doors. As I understand things, the proposed retail outlet contained within 20/00474/APP will be a CO-OP of 4000 square feet. Although hardly the size of a supermarket, this retail unit will be of a size far in excess of Hopeman's current needs. It will offer all the produce currently sold by our own shops and will most certainly benefit from late opening hours and the ability to offer cheaper produce through the use of 'loss leader' deals. I cannot stress strongly enough how quickly the effects will be felt on local businesses and I believe that some of us will struggle to continue to remain profitable. I strongly object to the proposed development as I feel that little or no consideration has been given to the existing, and long standing, retail businesses of Hopeman and the impact to trade that it will cause. This proposal is disproportionate to the needs of the population of Hopeman and in many ways I have to suspect that its inclusion is perhaps not as innocent as first meets the eye.

#### Local Development Plan

I note that application 20/00474/APP is a deviation from the established 2020 local plan. In the 2015 local plan, 25 houses have already been allocated in site known as 'R1' with a further 30 in longer term designation. I feel that the requirement to provide any further housing units per local plan will be serviced by R1 and in the future, the longer term designation. I also feel therefore, that the proposed development would be an unnecessary and disproportionate addition to the Hopeman housing stock and represent a very real threat to local retail businesses whereby some could be forced to close their doors. During previous enquiries into the designation and utilisation of land to the South of Forsyth Street and East Road, the council stated that Hopeman had had significant growth in recent years and it was intended to limit growth here over the new local plan period, to preserve its character. I am of the opinion that the already approved development of land designated as 'R1' should represent that slowdown in growth to an acceptable level. 20/00474/APP is an acceleration of growth disproportionate to the needs of the village.

I note the comments of a previously appointed recorder on the matter of further development to the South of Forsyth Street:-

“My preferred option – comprising a period of consolidation whilst exploring limited expansion opportunities to the east or west in due course, if and when feasible - would have the benefit of retaining the B9040 road as an effective southern boundary for new development in Hopeman”..

### Drainage Infrastructure

Many Hopeman residents have reported issues with drains and sewage infrastructure around the village. Beach Terrace in particular has experienced surges of drain water and raw sewage. This has been a long standing problem, and with the drains containing both waste water and sewage, it has become quite clear that a health hazard exists and that the current drainage infrastructure is at or over full capacity. The additional waste created by any further development utilising the existing system would result in a complete overload and only add to the current problems.

### Roads Infrastructure

Hopeman itself experiences problems with traffic congestion in all main thoroughfares and roads leading from them. Harbour Street in particular has become problematic in recent years with many local households now owning two vehicles or more. Traffic flow from outside the village continues to increase as visitors travel to use our beaches, coastal paths, harbour amenities and caravan park.

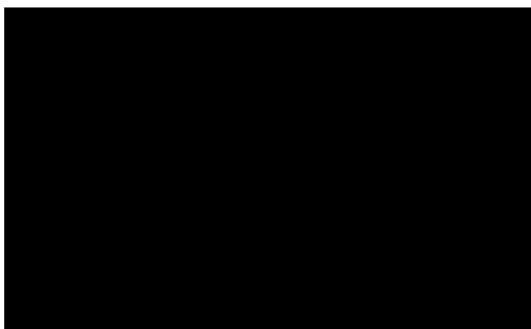
Residents have previously expressed their concern to Hopeman Community Association (HCA) about the increase in traffic throughout the village that the current development of 22 affordable homes will bring. There is also a real concern over traffic and pedestrian safety on Forsyth Street. Currently, with no housing to the South of the village there has been little thought given to the matter of pedestrian safety for persons crossing Forsyth street in either direction. Concerns have been raised with HCA on both safety grounds and concerns over the increased volume of traffic. An additional junction servicing a housing development with retail units off Forsyth Street will only create a hazard for traffic on an already busy road and endanger the lives of pedestrians.

### Setting a Precedent

Throughout recent preceding's concerning the now underway erection of 22 affordable houses, it was made abundantly clear by the community of Hopeman that that particular application was seen as a 'first step' by the developer in preparing to develop all the land to the South of the village. I find it hard to believe that this is not the case given this latest application from the same developer following so quickly from the last. The fact that 20/00474/APP contains a sizeable retail outlet within, which is I feel, larger than the current needs of the village, only strengthens those fears. There continues to be an objection of the strongest nature from this community to any development whatsoever to the South of the village boundary formed by East Road and Forsyth Street. In expressing my real concerns for the consequences of 20/00474/APP, I expect that any larger development that may follow, would only increase all the risks and dangers previously noted by some magnitude.

In summary, the village of Hopeman does not have the necessary infrastructure to support any further development and its business community are certainly not in a position to have to deal with unnecessary competition placed on their doorstep which threatens their very existence and the 'heartbeat' of the village.

Yours Sincerely



# Comments for Planning Application 20/00474/APP

## Application Summary

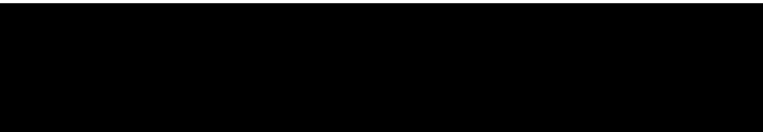
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Parking
- Road safety
- Traffic

Comment: I strongly object to this development as the village of Hopeman is well served by excellent retail outlets, locally owned and run independent businesses, all of which would be put at risk by this development. Other businesses in the area would also likely be adversely affected. It would greatly increase the traffic on Forsyth Street, which is already becoming very busy and increase the likelihood of accidents on the road by adding another access point.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Drainage
- Litter
- Over-development of site
- Road access
- Road safety
- Traffic

Comment: The village does not need an additional shop. The Butchers and existing shops would be severely impacted on.

The area already suffers from severe flooding and this will only make the problem worse.

The Harbour Street/Forsyth Street junction is already bad and extra traffic will only make matters worse.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Precedent
- Road safety
- Traffic

Comment: Wish to voice our serious concerns and objections about this retail unit / industrial unit planning application (20/00474/APP), of which the highest are (1) negative impact this would have on our local businesses, potentially leading to all or some closures, (2) road safety and traffic volumes, and (3) negative impact on the village.

# Comments for Planning Application 20/00474/APP

## Application Summary

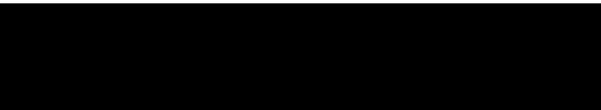
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site
- Parking
- Road safety
- Traffic

Comment: We have enough shops in the village, Hopeman road is busy and with the doubling of the size of the caravan site and the new outdoor catering on the site, traffic around Hopeman is getting to a dangerous level, last Sunday we had over 500 visitors to the village, all parking was full, blocking the harbour for emergency services. to build more houses when it takes 4 weeks to get a doctors appointment, I am against all new building in Hopeman

# Comments for Planning Application 20/00474/APP

## Application Summary

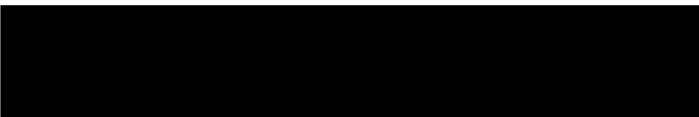
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Drainage
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Precedent
- Road access
- Road safety
- Smell
- Traffic

Comment: The village does not require further commercial shops we are well catered for as seen by the local retailers and their sterling service in the recent lock down.

We are a small community and wish to stay that way any further expansion retail or residential would be detrimental to our lovely village. I object completely to this application

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Drainage
- Height of proposed development
- Inappropriate materials/finishes
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Permitted Development
- Precedent
- Road access
- Road safety
- Traffic

Comment:I object on the grounds of :

1. Safety issue, there is parking designated on the main road which is busy already with residents cars already having to park there due to the current housing has no dedicated driveway. This is how the village is set up and this will cause more traffic and stoping which in turn will cause danger to pedestrians, especially as there are no pavements on that side of the road and the other side of the road has very narrow pavements.

This is a very busy junction and bus stop and the increase in traffic will only make this worse. It is encouraging pedestrians to cross the very busy road with no crossing available.

The retail units do not serve the community as there are already sufficient shops in the village. Any supermarket coming into the community would close existing services causing loss of income to

the proprietors.

2. This inappropriate development as it is not in keeping with the current housing which is all period housing. The other springfield development has shown that the materials and finishes are not in keeping with the existing housing in the area. This development has proposed flats, these will block light in the opposite houses. There are no flats on forsyth street and it sets a precedent for the future.

# Comments for Planning Application 20/00474/APP

## Application Summary

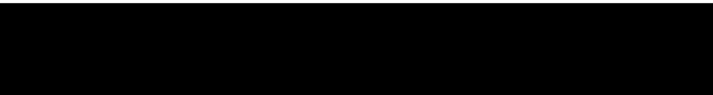
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Community Council/Association Consult

Comment: I object to the proposed development on the basis that the village is adequately serviced by the current number of shops located within the village. This development would seriously impact these already established businesses.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Inappropriate materials/finishes
- Litter
- Noise
- Over-development of site
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment: I strongly object to this planning application for a number of reasons, firstly on a road safety aspect, Forsyth Street is already a particularly busy road and with no traffic calming measures in place vehicles regularly break the speed limit, this proposed retail outlet and flats would only increase this behaviour therefore increasing the likelihood of an accident. We have already experienced a great deal of disruption with Springfields ongoing development.

The location of the planned development would also exacerbate the already hazardous area at the crossroads between Harbour Street and Inverugie Road.

Secondly is the construction of more residential flats necessary in Hopeman where services to the village and surrounding villages are being restricted anyway such as the local GP surgeries in Hopeman and Burghead, the limited public transport services which have already been reduced. Thirdly Springfields generic construction design is not in keeping with small traditional coastal villages, there housing design is not sympathetic to the surrounding area and does not stand the test of time, this is clear to see in the many housing estates constructed by Springfield in Moray and will certainly show in the years to come.

Finally from the discussions I have had in the community with local people it is the consensus is

not for the benefit of Hopeman but for Springfield's profits and certainly not that of the local businesses already established here.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site

Comment: I would like to raise my concerns about the proposed planning for a retail unit and two blocks of flats in Hopeman.

It seems to me that the private developers see Hopeman as only a potential to make a large profit and turn Hopeman into a town rather than a village.

There has been no discussion about the proposed planning application which at this very difficult time is not appropriate.

The shops that we have in Hopeman have been a lifeline to us all and served us well when shopping has become very difficult and stressful.

They have stepped up to the challenge by making sure their shops are well stocked for our needs and delivering our groceries to our door at personal risk to them and giving us their valuable time.

How could I possibly agree to a new retail unit that would destroy their livelihoods.

Profit alone does not sit well for our community.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Litter
- Road access
- Road safety
- Traffic

Comment: This application is against the Local Development Plan which has been approved by the council and the Scottish Government. There is no requirement for a development at this location which would not be in keeping with the character of the village.

There is no need for a further retail unit in our village. We have sufficient shops which have worked hard throughout the current pandemic to supply the needs of the community and they need and deserve to be supported. A retail unit on the south side of the village would lead to further traffic problems on an already busy road.

# Comments for Planning Application 20/00474/APP

## Application Summary

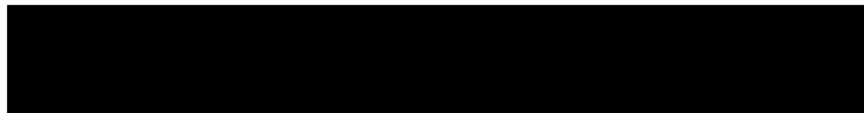
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: This application is a departure from the Local Development Plan 2015 and 2020.

It contradicts the new EP3 - Special Landscape Area protecting the landscape characteristics of Hopeman as a seaside village.

Hopeman village does not require any additional retail and industry units therefore this development should be rejected in order to preserve the village and follow the LDP 2020 as agreed by the Scottish Government.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over development in Hopeman is my concern. If there are no guarantees that further proposals for building site developments would not ensue then this could be the thin end of the wedge which would be most undesirable for the current Hopeman community.

# Comments for Planning Application 20/00474/APP

## Application Summary

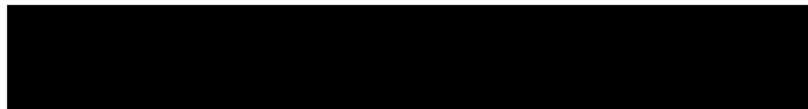
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: This application contradicts the Local Development Plan 2015 and 2020.

It does not follow the EP3 - special landscape area designated zone which intrudes on preserving the character of Hopeman village.

It also adds additional retail and industry to the village which is not required and in turn will cause more traffic congestion impacting on the existing local amenities.

I object to this proposal

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Petition

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Litter
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: Dear Moray Council,

I appreciate the need for continuous development however, I object to our village being over run by over enthusiastic developers cashing in the rural aspects of our village. Our village is already seeing development by SREM and fear that given permission this company and other developers will totally decimate our beautiful landscape.

This proposed site is on the thoroughfare road to surrounding villages of Lossiemouth, Duffus, Cummingston, Burghead and major route to the A96 at Forres and Elgin and already sees a huge amount of commuting and local traffic; many drivers drive through our village at excessive speed. Increased vehicular activity pulling onto and from the forecourt of this site will most certainly increase the risk of vehicular incidents. Furthermore there are no safe crossing points for cyclists or pedestrians on the existing road and currently crossing the road when alighting the bus is hazardous: especially for the elderly residents of our village.

Our community is already very well served by local shops and services and we do not want or

need a large chain supermarket plonked on us. Our local businesses could potentially go to the wall if the retail unit is approved. I will continue to shop at our existing local stores and will not use the new shop.

If it is at all possible to separate the dwelling from the retail elements in this application, I would consider supporting the dwelling element but I firmly object to the retail aspect.

Regards,

A solid black rectangular box used to redact the signature of the sender.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Litter
- Road safety
- Traffic

Comment: As per my original objection forwarded on 7 June, my stance has not changed with this amendment. The issue is simple, we as an already self sufficient community have no need or want this intrusion from a building developer. Why would we welcome the road safety hazards that come with this proposed development and suffer the economic impact on our existing shops ? It is an absolute insult to read the content of this planning application-disingenuous doesn't come close to describing it. We as a village community must be heard- we do not want this. The Moray Council must be able to see past this absolute tripe of an application and decline to approve it forthwith.



# Comments for Planning Application 20/00474/APP

## Application Summary

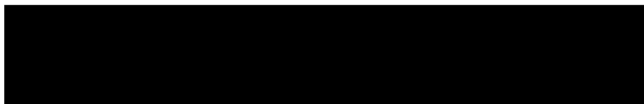
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Community Council/Association Consult
- Road safety
- Traffic

Comment: This will impact negatively on the character of the village and on local businesses who have been integral to the life of the village for many years. Also more traffic close to a busy junction

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Community Council/Association Consult
- Drainage
- Legal issues
- Precedent
- Road safety

Comment: A further example of greed - developers wanting to make money at the expense of villagers everyday lives. Hopeman neither needs nor wants a supermarket. The villagers needs are met by local shops catering for all. There is a butcher, pharmacy, post office, Costcutters. The village does need need a further flatted development. This is a perfect example of 'bully boy' tactics by the big developer. This has been going on for nearly 20 years. Chipping away at the local community. This has got to stop. In 2002 the developer wanted to decimate Hopeman and applied for pp for 800 houses. It didn't happen but the continuous chipping away has never stopped. Stop it now!

# Comments for Planning Application 20/00474/APP

## Application Summary

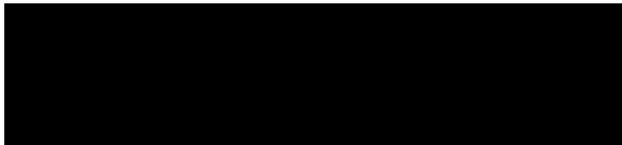
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Height of proposed development
- Inappropriate materials/finishes
- Litter
- Noise
- Road access
- Road safety
- Traffic

Comment: I object to this application, for all the reasons detailed above.

Forsyth St is the only approach to this traditional fishing village. The building of convenience store at the entrance to the village would change the whole ambience of the locality. The retail building and flats are not in a style or design which is inkeeping with the surrounding buildings. There is no demand for another grocery outlet in the village. Hopeman is well served by individual stores which have been indispensable during the Covid-19 pandemic. Another shop on the outskirts of the village would make it difficult for the existing small businesses to survive.

This type of development on this site is contrary to LDP2015 and LDP2020

A retail unit on this site would increase the traffic on Forsyth St, which is, at present, a difficult road to cross due to the volume and speed of through traffic. This proposed development is close to 2 junctions, at a point where Forsyth St is narrow.

I am therefore lodging my objection to this application

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Road access
- Road safety
- Traffic

Comment: Proposed development is at an already busy junction on a main thoroughfare which already suffers from speeding and congestion.

Drainage and sewer infrastructure in Hopeman is already known to be at capacity. Further connections into this system will simply push the system beyond its limits.

Hopeman does not require any further retail development and this proposal threatens the livelihoods of those already established local businesses.

This proposal contravenes the Local 2020 Development plan

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment

Comment: Any further development to the village would ruin the character and natural beauty of hopeman.

# Comments for Planning Application 20/00474/APP

## Application Summary

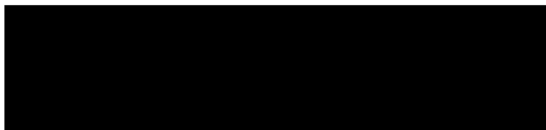
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: I believe that the proposed development would require a change of use from industrial to retail and residential and that this is not part of the Moray strategic plan. There is no need for additional retail activity in the village and such a development would threaten the viability of existing businesses such as the post office and pharmacy, both of which play a vital role in the wellbeing of the community. As the residential development previously submitted for a large area to the south of this site has now been rejected, there is no place for further retail or housing development on this site.



27<sup>th</sup> May 2020

Dear Sir

I am writing to you in my capacity as sole proprietor of [REDACTED] in Hopeman, and specifically on the matter of the recent application by Springfield Real Estates Management Ltd (Ref. No: 20/00474/APP ) to demolish existing service station and garage, erect retail unit, light industrial unit and 2no blocks of residential flats at Hopeman Service Station, Forsyth Street, Hopeman, Elgin, Moray, IV30 5ST.

I have reviewed the application and supporting documentation on the Moray Council website planning pages and would hereby request that my objection to the proposed development is noted and recorded. My objections are raised both as a local retailer, and, as a resident of Hopeman and are detailed under the following headings.

#### Existing local retailers

Hopeman is a small 'tight knit' community that relies heavily on its local shops, the owners of which, in turn, make a living from this modest customer base. I consider this arrangement as a delicate balance which can at times be quite dependant on season. Hopeman retailers consist in the main of two convenience stores, a butcher, a chemist, an ice cream parlour, a café, a gift shop selling teas and coffees and [REDACTED] florist shop. All our businesses rely on the fact that we have enough local custom to make a living and that the closest supermarkets in Lossiemouth and Elgin are still far enough away to maintain sufficient footfall through our doors. As I understand things, the proposed retail outlet contained within 20/00474/APP will be a CO-OP of 4000 square feet. Although hardly the size of a supermarket, this retail unit will be of a size far in excess of Hopeman's current needs. It will offer all the produce currently sold by our own shops and will most certainly benefit from late opening hours and the ability to offer cheaper produce through the use of 'loss leader' deals. I cannot stress strongly enough how quickly the effects will be felt on local businesses and I believe that some of us will struggle to continue to remain profitable. I strongly object to the proposed development as I feel that little or no consideration has been given to the existing, and long standing, retail businesses of Hopeman and the impact to trade that it will cause. This proposal is disproportionate to the needs of the population of Hopeman and in many ways I have to suspect that its inclusion is perhaps not as innocent as first meets the eye.

#### Local Development Plan

I note that application 20/00474/APP is a deviation from the established 2020 local plan. In the 2015 local plan, 25 houses have already been allocated in site known as 'R1' with a further 30 in longer term designation. I feel that the requirement to provide any further housing units per local plan will be serviced by R1 and in the future, the longer term designation. I also feel therefore, that the proposed development would be an unnecessary and disproportionate addition to the Hopeman housing stock and represent a very real threat to local retail businesses whereby some could be forced to close their doors. During previous enquiries into the designation and utilisation of land to the South of Forsyth Street and East Road, the council stated that Hopeman had had significant growth in recent years and it was intended to limit growth here over the new local plan period, to preserve its character. I am of the opinion that the already approved development of land designated as 'R1' should represent that slowdown in growth to an acceptable level. 20/00474/APP is an acceleration of growth disproportionate to the needs of the village.

I note the comments of a previously appointed recorder on the matter of further development to the South of Forsyth Street:-

“My preferred option – comprising a period of consolidation whilst exploring limited expansion opportunities to the east or west in due course, if and when feasible - would have the benefit of retaining the B9040 road as an effective southern boundary for new development in Hopeman”.

#### Drainage Infrastructure

Many Hopeman residents have reported issues with drains and sewage infrastructure around the village. Beach Terrace in particular has experienced surges of drain water and raw sewage. This has been a long standing problem, and with the drains containing both waste water and sewage, it has become quite clear that a health hazard exists and that the current drainage infrastructure is at or over full capacity. The additional waste created by any further development utilising the existing system would result in a complete overload and only add to the current problems.

#### Roads Infrastructure

Hopeman itself experiences problems with traffic congestion in all main thoroughfares and roads leading from them. Harbour Street in particular has become problematic in recent years with many local households now owning two vehicles or more. Traffic flow from outside the village continues to increase as visitors travel to use our beaches, coastal paths, harbour amenities and caravan park.

Residents have previously expressed their concern to Hopeman Community Association (HCA) about the increase in traffic throughout the village that the current development of 22 affordable homes will bring. There is also a real concern over traffic and pedestrian safety on Forsyth Street. Currently, with no housing to the South of the village there has been little thought given to the matter of pedestrian safety for persons crossing Forsyth street in either direction. Concerns have been raised with HCA on both safety grounds and concerns over the increased volume of traffic. An additional junction servicing a housing development with retail units off Forsyth Street will only create a hazard for traffic on an already busy road and endanger the lives of pedestrians.

#### Setting a Precedent

Throughout recent preceding's concerning the now underway erection of 22 affordable houses, it was made abundantly clear by the community of Hopeman that that particular application was seen as a 'first step' by the developer in preparing to develop all the land to the South of the village. I find it hard to believe that this is not the case given this latest application from the same developer following so quickly from the last. The fact that 20/00474/APP contains a sizeable retail outlet within, which is I feel, larger than the current needs of the village, only strengthens those fears. There continues to be an objection of the strongest nature from this community to any development whatsoever to the South of the village boundary formed by East Road and Forsyth Street. In expressing my real concerns for the consequences of 20/00474/APP, I expect that any larger development that may follow, would only increase all the risks and dangers previously noted by some magnitude.

In summary, the village of Hopeman does not have the necessary infrastructure to support any further development and its business community are certainly not in a position to have to deal with unnecessary competition placed on their doorstep which threatens their very existence and the 'heartbeat' of the village.

Yours Sincerely





Received by e-mail

I write to register my strong objection to the proposed building of a retail unit, industrial unit and two blocks of flats in Forsyth St, Hopeman.

This small, coastal village is well served by the existing established businesses and both residents and visitors are very appreciative of the balance that has been achieved. All other necessary facilities such as supermarkets, DIY and clothing outlets etc are easily accessed a few miles away in Elgin.

Existing businesses have responded fantastically to the covid 19 crisis with the comprehensive service and support provided to villagers. This development would very likely harm their future and is another reason why I feel so strongly that it should be prevented from going ahead.



Received by e-mail

Dear sir

I want to object to the plans for a commercial and flats being built on the proposed site in Forsythe street Hopeman, this will rip the heart out of our lovely village.

Your sincerely

A solid black rectangular box used to redact the signature of the sender.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I STRONGLY OBJECT TO PLANNING APPLICATION 20/00474/APP To demolish existing service station and garage. Erect retail unit/ light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman by Springfield Real Estate Management Ltd. For the following reasons:

- Hazardous Road Access. The proposed development is situated on B9040 to the south side of Hopeman Village which is already an extremely busy thoroughfare (being the main route between Kinloss Barracks to the West and RAF Lossiemouth to the East). The intended plan shows additional parking/loading bays at the frontage to the retail unit right opposite the existing local Bus Stop and also fairly close to a small residential junction thereby creating hazardous crossing access. The traffic in and out of the retail and residential site would further increase this hazard.
- Retail Units: The creation of a possible Co-Operative Retail Unit would destroy the ethos of the village community. Hopeman is fortunate enough to already enjoy the use of several businesses - Costcutter / Hopeman Stores (inc. Post Office) / Local Butcher's / Hairdressers / Café / Chip Shop / Ice Cream Shop / Garage Workshop / 2 pubs and a Doctor's Surgery. These existing businesses are the beating heart of Hopeman, no more clearly evident than during the current pandemic crisis when they have all gone above and beyond to support the whole Community. Why then would we wish for them to risk losing their livelihoods for the sake of a Co-Op?

- Overdevelopment: The Scottish Government decided to support the Moray Council Local Development Plan and the Special Landscape Areas. To further develop the south side of Hopeman would detract from the above and Hopeman would no longer be a village but inevitably become a town, losing its whole character and unique identity.

- Lack of Notification: The timing of this Planning Application submission in April and its appearance in Moray Council Public Notices in the Northern Scot on Friday 22 May was almost too late for wider publication and action to be taken by the local community especially as no public meetings are allowed at present. This is clearly not in the interests of the Hopeman Community as a whole.

I have lived in Hopeman for the past 15 years and feel this development is not right for the village.

9 June 2020

Teresa Ruggeri  
Systems Technical Assistant  
Moray Council  
PO Box 6760  
Elgin  
Moray  
IV30 1BX



Dear Ms Ruggeri,

**Planning Application 20/00474/APP**

We write to object to the proposed development next to our office premises, store and yard on the following basis.

Residential housing in a site designated for industrial use.

The proposed blocks of flats are immediately adjacent to our workshop/store and storage yard and as such would be incompatible with the existing use causing potential future problems with regards to noise, visual amenity and out of hours working. The site is designated I1 in the 2015 and 2020 Local Plans and as such should be restricted only to uses fully compatible with this designation.

Loss of industrial/commercial development site.

I1 is the only area of land in Hopeman set aside for this type of development and its usage for residential or retail would prevent its potential in accommodating new or expanding local businesses in the future which would obviously be of benefit to the local community and economy.

Access and road safety.

Whereas the proposed access would appear to have sufficient visibility splays in either direction it is directly opposite the village's main bus stop and with increased level of traffic entering and exiting this access there is the potential for increased congestion especially during peak times. The parking/loading bays directly in front of the retail unit will when occupied (especially if used by high sided delivery vehicles) severely restrict the open visibility to the west causing serious road safety concerns.

In summary whilst we do not have any issues with development on the I1 site in principle this should be for the uses envisaged in its current designation and should certainly not be for residential purposes given its location and incompatibility with adjacent properties.

Yours sincerely,



*Registered office:*  
Tulloch House  
Forsyth Street  
Hopeman  
Morayshire  
IV30 5ST

**T:** 01343 835 600

**F:** 01343 835 700

**E:** info@tullochof  
cummingston.co.uk

# Comments for Planning Application 20/00474/APP

## Application Summary

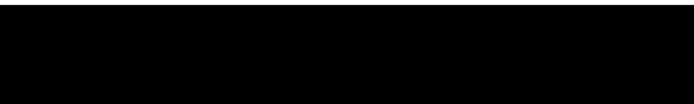
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Height of proposed development
- Precedent

Comment: I object to the flats but not the shop and workshop as this is an industrial area of Hopeman the shop I believe would be an asset. the workshop also. The shop would keep footfall within the village thus reducing journeys for shopping. The workshop also would be an asset, Possibilities of employment. The flats however would find themselves surrounded by Industrial areas and I have seen later housing developments objecting to industry (successfully) that was there first. better therefore to not allow the housing in the first place. These flats could also be a thin end of a wedge to allow more housing to the south of Hopeman

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Litter
- Noise
- Over-development of site
- Parking
- Precedent
- Road access
- Road safety
- Traffic

Comment: I strongly object to these amended plans. Once again we are having to repeat objections that are clearly felt in this village that in no way do we require the need for a CoOp or flats. We have spent the past few months under difficult circumstances. Our local shops and businesses have been amazing and have kept the community going. Why on earth would we need an incoming retail unit to destroy all their efforts. The traffic situation is bad enough now and especially as Lossiemouth are using Kinloss for their temporary runway the ongoing traffic from that situation has increased the cars etc through the village. To establish a retail unit with flats will only bring more traffic - delivery or otherwise- to the village highlighting the safety issue. The applicants are canny and think if they change the plans then nobody will be bothered to object and a precedent will have been set to further develop. Well we do object and hope the powers that be see sense and stop this action. The LDP is sufficient for our area.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Over-development of site
- Poor design
- Precedent
- Road access
- Road safety
- Traffic

Comment: The proposed development by Springfield/Coop is totally unacceptable on many levels as noted on the list above. To introduce a food retail facility into the village when we have a Butcher, Pharmacy, and two General Stores (one of which serves as a much needed Post Office) would have a detrimental impact on these businesses. They have, and continue to do so, met the requirements of residents in many ways, particularly so at this difficult time. The two blocks of flats proposed are totally out of keeping with the area. I do hope that the Council can see that this proposed development does not comply in many aspects, and it is rejected.



# Comments for Planning Application 20/00474/APP

## Application Summary

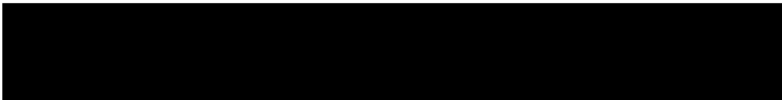
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Inappropriate materials/finishes
- Litter
- Over-development of site
- Poor design
- Road access
- Road safety
- Traffic

Comment: No amendments by the architect/developer to this proposed development will enhance it in any way.

This development is NOT required in Hopeman.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Dust
- Inadequate plans
- Inappropriate materials/finishes
- Noise
- Over-development of site
- Parking
- Road safety
- Traffic

Comment: I wish to object to the proposed development.

Hopeman has already got sufficient retail businesses that meet the needs of this community. The impact of a larger supermarket will have a detrimental effect on smaller independent retailers.

The development site is on a busy road which is the main route through Hopeman. Endless traffic turning in and out of this site including large delivery vehicles will impact on road safety.

The proposed development does not have adequate parking to accommodate a retail unit, a light industrial unit and residential parking. This will lead to more vehicles parking on the main road near the busy Harbour Street junction.

Housing allocation for Hopeman has been met, with 22 soleless units built and a further 70 units allocated.

The appearance of the proposed development does not fit with the overall look of the village.

Drainage - the village already has ongoing issues with the current drainage system.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Noise
- Parking
- Road access
- Road safety
- Traffic

Comment: We do not want any more developments in our village you are destroying what the government has laid out in the Moray Council Local Development Plan to preserve our village and landscape in the Moray Council Service Level Agreement.

The planning application: 20/00474/APP

This planning application goes against the Moray Council Local Development Plan and Service Level Agreement

I object to a large retail unit to be erected as our small businesses in our village who have been serving our village for decades are family run businesses whose income relies on their local community. We DO NOT want a large retail unit from a large conglomerate business who does not think of our village just their profits. Our village shops support our village and we support them. During the COVID-19 Pandemic they have been our lifeline and have helped so many families and the vulnerable, they care about the welfare of our community.

Flooding due to drainage in the village is already poor. There has been a history of flooding from water travelling from the fields, this proposed planning will aggravate the land even more. Hear our voices of the village community no more developments.

Our quiet village is a safe haven to live we do not need more CARS, POLLUTION, NOISE, UNSOCIABLE HOURS OF A RETAIL UNIT, LOCAL RESIDENTS VIEW AFFECTED, MORE TRAFFIC, MORE PARKING, ROAD SAFETY IMPLICATIONS.

The Road safety on the proposed site at Forsyth Street is on a small Junction, this junctions view is already affected with two bus stops where school children, elderly, families use regularly, with more cars accessing the proposed retail unit and housing this is will be hazardous with lorries, loading and unloading, cars accessing the proposed retail site and housing. This will so dangerous on such a small Junction the main entrance to our village this will cause an accident.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Road access
- Road safety
- Traffic

Comment: Dear Sir / Madam

I object to the Planning Application.

Firstly, the nature of the proposed development is inconsistent with the existing I1 designation of land as set out in the Moray LDP.

Second, the proposed development introduces a major road safety risk as the development would attract a significant number of vehicles, with high frequency of access/egress associated with the retail unit. The point of access onto the busy B9040 road is very close to the corner of the busiest junction in Hopeman, namely the Harbour Street corner, and will increase the risk of traffic incident and congestion.

Thirdly, it is unlikely that the village of Hopeman could sustain another store without putting existing small businesses at risk. History shows that Hopeman used to have 3 general stores until the arrival of Asda in Elgin. At this point, the village was not able to sustain 3 shops and one folded. It seems very likely therefore that the arrival of another new retail outlet would mean that both of the existing general stores (Costcutter and the Post Office) would not survive. Further, this could also result in Hopeman losing its Post office facility which is heavily relied on by the elderly

in the community. A development which clearly threatens the livelihood and wellbeing of existing residents is morally wrong.

Finally, the existing retail centre of Hopeman is Harbour Street which is central to the village and within walking distance of most residents. A larger retail outlet in Forsyth Street is likely to mean more residents using their cars to do local shopping which is completely contrary to the Environmental Strategy of the Scottish Government.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Road access
- Road safety
- Traffic

Comment: I strongly object to the abovementioned Planning Application 20/00474/APP to Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST on the following grounds:

In 2008 the Reporter stated (CD34, pg.2.137) that "One of Hopeman's distinguishing characteristics is that, broadly speaking, the B9040 road forms an effective southern boundary. This principle has been reinforced by local plans allocating new housing development exclusively on sites to the north of this road. This has safeguarded this characteristic feature of the village and its setting, with its generally open rural outlook to the south of the B9040 road."

Furthermore, this application should be turned down because:

- It introduces two non-conforming uses (retail and housing) on part of existing business site (I1) contrary to MLDP 2015 Policy ED4 and LDP 2020 DP5 Part d);
- Non-conforming uses can only be considered where the redevelopment of the whole site is proposed. The application is for part of the I1 designation where approximately 40% of the site would be lost;



- It would result in the loss of employment land and available sites for smaller businesses in the area to locate;
- No supporting information has been provided to justify that a retail proposal of this scale in Hopeman will not have an adverse impact on existing businesses in the locality. These are policy requirements of MLDP 2015 Policy R3 and LDP 2020 Policy DP7.
- Hopeman is located within a SLA. In failing to meet the policy requirements of the MLDP 2015 and LDP 2020 policies stated in this response the proposal fails to comply with LDP 2020 Policy EP3; and
- The design of the building is not acceptable and must be redesigned to reflect the prominent location on Forsyth Street to comply with Policy PP3 and IMP1.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment: My family have lived here since the 1930's and I strongly object to the abovementioned Planning Application 20/00474/APP to Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST on the following grounds:

In 2008 the Reporter stated (CD34, pg.2.137) that "One of Hopeman's distinguishing characteristics is that, broadly speaking, the B9040 road forms an effective southern boundary. This principle has been reinforced by local plans allocating new housing development exclusively on sites to the north of this road. This has safeguarded this characteristic feature of the village and its setting, with its generally open rural outlook to the south of the B9040 road."

Furthermore, this application should be turned down because:

- It introduces two non-conforming uses (retail and housing) on part of existing business site (I1) contrary to MLDP 2015 Policy ED4 and LDP 2020 DP5 Part d);
- Non-conforming uses can only be considered where the redevelopment of the whole site is proposed. The application is for part of the I1 designation where approximately 40% of the site

would be lost;

- It would result in the loss of employment land and available sites for smaller businesses in the area to locate;

- No supporting information has been provided to justify that a retail proposal of this scale in Hopeman will not have an adverse impact on existing businesses in the locality. These are policy requirements of MLDP 2015 Policy R3 and LDP 2020 Policy DP7.

- Hopeman is located within a SLA. In failing to meet the policy requirements of the MLDP 2015 and LDP 2020 policies stated in this response the proposal fails to comply with LDP 2020 Policy EP3; and

- The design of the building is not acceptable and must be redesigned to reflect the prominent location on Forsyth Street to comply with Policy PP3 and IMP1.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Height of proposed development
- Inappropriate materials/finishes
- Litter
- Noise
- Road access
- Road safety
- Traffic

Comment: I object to this application for the above reasons.

In particular I concur with Development Plans objection to this application in the comments made by the Consultee, [REDACTED] Development Plans in his submission dated 2/6/2020

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Parking
- Precedent
- Road safety
- Traffic

Comment: I wish to object to this application for the following reasons.

Hopeman has adequate small family run business's, providing an excellent service to the community. The four shops are mostly all within walking distance for most of the villagers. They are family run and go over and above what is required of them to ensure the villagers are provided for, particularly in relation to covid-19. The proposed Co-op supermarket would be a threat to their livelihood and could result in the village losing their valued service.

The site access, would create an additional safety hazard to what is already a very busy road. Two bus stops are on either side of the access. These are used daily by school children.

The drainage system servicing the village is already under pressure as evidenced by the recent flooding. The system as it is could not cope with any additional demand.

Hopeman is a small, friendly village, popular with tourists, attracted to our beaches, golf course and surroundings. We would like to keep it that way.

I sincerely hope this proposed development is refused and our village remains unspoilt.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Road access
- Road safety
- Traffic

Comment: We do not want any more developments in our village you are destroying what the government has laid out in the Moray Council Local Development Plan to preserve our village and landscape in the Moray Council Service Level Agreement.

The planning application: 20/00474/APP

This planning application goes against the Moray Council Local Development Plan and Service Level Agreement

I object to a large retail unit to be erected as our small businesses in our village who have been serving our village for decades are family run businesses whose income relies on their local community. We DO NOT want a large retail unit from a large conglomerate business who does not think of our village just their profits. Our village shops support our village and we support them. During the COVID-19 Pandemic they have been our lifeline and have helped so many families and the vulnerable, they care about the welfare of our community.

Flooding due to drainage in the village is already poor. There has been a history of flooding from water travelling from the fields, this proposed planning will aggravate the land even more. Hear our voices of the village community no more developments.

Our quiet village is a safe haven to live we do not need more CARS, POLLUTION, NOISE,

UNSOCIABLE HOURS OF A RETAIL UNIT, LOCAL RESIDENTS VIEW AFFECTED, MORE TRAFFIC, MORE PARKING, ROAD SAFETY IMPLICATIONS.

The Road safety on the proposed site at Forsyth Street is on a small Junction, this junctions view is already affected with two bus stops where school children, elderly, families use regularly, with more cars accessing the proposed retail unit and housing this is will be hazardous with lorries, loading and unloading, cars accessing the proposed retail site and housing. This will so dangerous on such a small Junction the main entrance to our village this will cause an accident.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Over-development of site
- Road access
- Road safety
- Traffic

Comment: I feel that it would be dangerous for our community to let this go ahead as there would be too much traffic for the village to cope with. It is also opposite a bus stop which adds to the dangers.



# Comments for Planning Application 20/00474/APP

## Application Summary

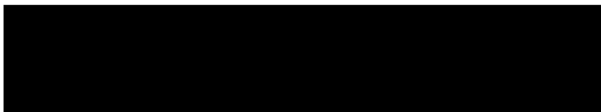
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Parking
- Poor design
- Road access
- Road safety
- Traffic

Comment: I have lived here since 2002, and I strongly object to the abovementioned Planning Application 20/00474/APP to Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST on the following grounds:

In 2008 the Reporter stated (CD34, pg.2.137) that "One of Hopeman's distinguishing characteristics is that, broadly speaking, the B9040 road forms an effective southern boundary. This principle has been reinforced by local plans allocating new housing development exclusively on sites to the north of this road. This has safeguarded this characteristic feature of the village and its setting, with its generally open rural outlook to the south of the B9040 road."

Furthermore, this application should be turned down because:

- It introduces two non-conforming uses (retail and housing) on part of existing business site (I1) contrary to MLDP 2015 Policy ED4 and LDP 2020 DP5 Part d);
- Non-conforming uses can only be considered where the redevelopment of the whole site is proposed. The application is for part of the I1 designation where approximately 40% of the site would be lost;

- It would result in the loss of employment land and available sites for smaller businesses in the area to locate;
- No supporting information has been provided to justify that a retail proposal of this scale in Hopeman will not have an adverse impact on existing businesses in the locality. These are policy requirements of MLDP 2015 Policy R3 and LDP 2020 Policy DP7.
- Hopeman is located within a SLA. In failing to meet the policy requirements of the MLDP 2015 and LDP 2020 policies stated in this response the proposal fails to comply with LDP 2020 Policy EP3; and
- The design of the building is not acceptable and must be redesigned to reflect the prominent location on Forsyth Street to comply with Policy PP3 and IMP1.

# Comments for Planning Application 20/00474/APP

## Application Summary

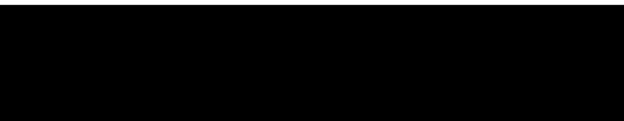
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Poor design
- Road access
- Road safety
- Traffic

Comment: I have lived here since 2002, and I strongly object to the abovementioned Planning Application 20/00474/APP to Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST on the following grounds:

In 2008 the Reporter stated (CD34, pg.2.137) that "One of Hopeman's distinguishing characteristics is that, broadly speaking, the B9040 road forms an effective southern boundary. This principle has been reinforced by local plans allocating new housing development exclusively on sites to the north of this road. This has safeguarded this characteristic feature of the village and its setting, with its generally open rural outlook to the south of the B9040 road."

Furthermore, this application should be turned down because:

- It introduces two non-conforming uses (retail and housing) on part of existing business site (I1 contrary to MLDP 2015 Policy ED4 and LDP 2020 DP5 Part d);
- Non-conforming uses can only be considered where the redevelopment of the whole site is proposed. The application is for part of the I1 designation where approximately 40% of the site would be lost;
- It would result in the loss of employment land and available sites for smaller businesses in the

area to locate;

- No supporting information has been provided to justify that a retail proposal of this scale in Hopeman will not have an adverse impact on existing businesses in the locality. These are policy requirements of MLDP 2015 Policy R3 and LDP 2020 Policy DP7.

- Hopeman is located within a SLA. In failing to meet the policy requirements of the MLDP 2015 and LDP 2020 policies stated in this response the proposal fails to comply with LDP 2020 Policy EP3; and

- The design of the building is not acceptable and must be redesigned to reflect the prominent location on Forsyth Street to comply with Policy PP3 and IMP1.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Poor design
- Procedures not followed correctly
- Road access
- Road safety
- Traffic

Comment: I have lived here since 2002, and I strongly object to the abovementioned Planning Application 20/00474/APP to Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST on the following grounds:

In 2008 the Reporter stated (CD34, pg.2.137) that "One of Hopeman's distinguishing characteristics is that, broadly speaking, the B9040 road forms an effective southern boundary. This principle has been reinforced by local plans allocating new housing development exclusively on sites to the north of this road. This has safeguarded this characteristic feature of the village and its setting, with its generally open rural outlook to the south of the B9040 road."

Furthermore, this application should be turned down because:

- It introduces two non-conforming uses (retail and housing) on part of existing business site (I1) contrary to MLDP 2015 Policy ED4 and LDP 2020 DP5 Part d);
- Non-conforming uses can only be considered where the redevelopment of the whole site is proposed. The application is for part of the I1 designation where approximately 40% of the site would be lost;

- It would result in the loss of employment land and available sites for smaller businesses in the area to locate;
- No supporting information has been provided to justify that a retail proposal of this scale in Hopeman will not have an adverse impact on existing businesses in the locality. These are policy requirements of MLDP 2015 Policy R3 and LDP 2020 Policy DP7.
- Hopeman is located within a SLA. In failing to meet the policy requirements of the MLDP 2015 and LDP 2020 policies stated in this response the proposal fails to comply with LDP 2020 Policy EP3; and
- The design of the building is not acceptable and must be redesigned to reflect the prominent location on Forsyth Street to comply with Policy PP3 and IMP1.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Over-development of site
- Parking
- Precedent
- Road access
- Road safety
- Traffic

Comment: I STRONGLY OBJECT TO PLANNING APPLICATION 20/00474/APP To demolish existing service station and garage. Erect retail unit/ light industrial unit and 2no blocks of residential flats at Hopeman Service Station Forsyth Street Hopeman by Springfield Real Estate Management Ltd. For the following reasons:

Overdevelopment: The Scottish Government decided to support the Moray Council Local Development Plan and the Special Landscape Areas. To further develop the south side of Hopeman would detract from the above and Hopeman would no longer be a village but inevitably become a town, losing its whole character and its unique identity a major part of why people came to live here.

Hazardous Road Access. The proposed development site situated on B9040 to the south side of Hopeman is already an extremely busy thoroughfare (used as a main route between Kinloss Barracks to the West and RAF Lossiemouth to the East and indeed as part of the coastal tourist route). The intended plan shows additional parking/loading bays at the frontage to the retail unit directly opposite the existing local Bus Stop and also fairly close to a small residential junction thereby creating an even more hazardous crossing and access area, the additional traffic in and out of the retail and residential site could only increase this hazard even further.

Retail Units: Hopeman is fortunate enough to already enjoy the use of several local businesses - Costcutter / Hopeman Stores (inc. Post Office) / Local Butcher's / Hairdressers / Café/ Chip Shop / Ice Cream Shop / Garage Workshop / two public houses and a Doctor's Surgery. These existing businesses are at the heart of Hopeman, clearly evident more than ever during the current pandemic crisis when they have all gone above and beyond to support the whole Community. The creation of a possible Co-Operative Retail Unit would put at risk these local businesses possibly losing their livelihoods altogether and potentially destroy the very culture of the special village community.

Lack of Notification: The timing of this Planning Application submission in April and its appearance in Moray Council Public Notices in the Northern Scot on Friday 22 May was almost too late for wider publication and action to be taken by the local community especially as no public meetings are allowed at present. This is clearly not in the best interests of the Hopeman Community as a whole.

I have known Hopeman for a good number of years before moving here, having lived here as a resident for the past 15 years I feel very strongly that this development is not right for the village and indeed further threatens to erode the very special community that has developed here.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Height of proposed development
- Over-development of site
- Traffic

Comment: I strongly object to this proposal. Hopeman is already well served by its existing shops. This proposal for a 4000 sq feet Coop is completely unnecessary and unwanted and would have a considerable adverse effect on the current two shops, the butchers, and would in all probability have a detrimental effect also on the pub, hotel, ice-cream shop, florist and chemist. Furthermore the existing local businesses are all family owned and have provided exceptional service during this pandemic. These businesses all play a fundamental part in the community feeling of Hopeman , and are infinitely preferable to a chain supermarket.

These existing businesses are all situated on or around the main street of Harbour St. If this Coop proposal was to go ahead on Forsyth St and shops were to close , this would have a very detrimental effect on the feeling of Harbour St being the bustling centre of our village.

This proposed development would also cause significant additional traffic problems on an already busy road and near the Forsyth St/ Harbour St junction.

These proposals are also against the 2015 and 2020 Local Development plan , are in contradiction to the Special Landscape Area and the Scottish Government Reporter comments on having no further development south of Forsyth St.

Finally the current residential developments of the 22 affordable houses and the Tullochs site on the western side of the village should be sufficient additional housing for the village for the foreseeable future.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Drainage
- Over-development of site
- Road safety
- Traffic

Comment: I object to the retail unit/co-op because this would have an adverse affect on local village shops /businesses in the centre of the village. If these shops/businesses ended up having to close because they can't compete with a large supermarket chain it would affect the older people of the village who would have to walk uphill to the main road through Hopeman and cross over a busy road and carry everything home again. The local shops have always delivered shopping to people unable to go out due to adverse weather conditions, illness, disability, being elderly etc. But especially in these strange times of pandemic they have been the mainstay and lifeline of our village. Delivering and sourcing whatever people want. The majority of people living here work in Elgin and do their shopping whilst there, or drive to Elgin for shopping. I believe most people moving into the village will do the same.

A new retail unit/co-op would end up with most of the shops/businesses having to close and these people and their staff would lose their livelihood and some of them their homes as they are attached to these businesses.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Drainage
- Dust
- Lack of landscaping
- Litter
- Loss of privacy (being overlooked)
- Noise
- Over-development of site
- Parking
- Precedent
- Reduction of natural light
- Road access
- Road safety
- Traffic
- View affected

Comment: The plan will affect the environment, landscape, road safety of the village, let alone its impact on local businesses at the heart of the community.

# Comments for Planning Application 20/00474/APP

## Application Summary

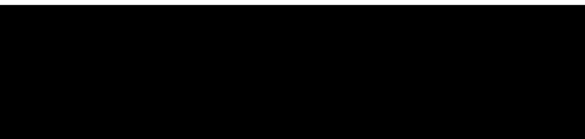
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Contrary to Local Plan
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Litter
- Loss of privacy (being overlooked)
- Noise
- Parking
- Permitted Development
- Poor design
- Precedent
- Road access
- Road safety
- Smell
- Traffic
- View affected

Comment: I wish to strongly object to the above proposed development. Hopeman is a small traditional fishing village. It is admired throughout the world. Evidence the countless visitors we receive. The proposed development of a faceless superstore and flats will seriously damage the character of Hopeman - with all the accompanying problems - see above. The impact on our local

shops and post office would probably result in their closure. During this pandemic they have gone above and beyond in supporting our community. The building of this unsympathetic development will be detrimental to our village.

# Comments for Planning Application 20/00474/APP

## Application Summary

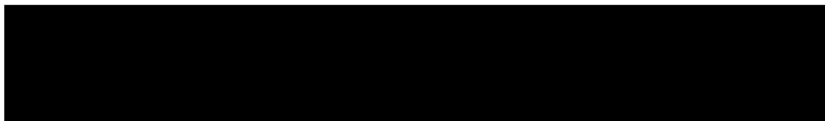
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Height of proposed development
- Over-development of site
- Precedent
- Reduction of natural light

Comment: I would like to register my objection to the plans under application 20/00474/APP The points on which I object are detailed below.

Contrary to local plan.

In May 2020 The Moray Council, backed by the Scottish Government stated that Hopeman had reached the limits of its physical growth and therefore an approval of any or all of this plan would contravene this statement.

Drainage.

Over the last few years there has been drainage issues arising from that area of land. Any development here would remove the areas natural ability to soakaway heavy rainwater and could potentially increase flooding risk to the village situated downhill from this proposal.

Height of proposed development.

The proposed height of the development is not in keeping the rest of the village.

Reduction of natural light.

Due to its elevated position and the fact that the sun in the winter months sits low over the hill behind the proposed development I would be concerned that this would reduce the natural light in this area north of Forsyth street.

Over-development of site

Hopeman is a village and should remain so, the introduction of flats and retail units lends no benefit to the current population and only increases the 'sprawl' of the village. Hopeman has been identified as 'reaching its limits' by the local council and this view has been supported by the Scottish Government and therefore should not be approved on the basis that this will increase the developments attached to the original location of the village.

Precedent

Should this plan be approved then it will set a precedent in which sites that have previously been identified by developers as 'potential' development sites will be submitted for planning. Again, I mention the fact that in May 2020 the Moray Council and the Scottish Government stated that Hopeman had reached its physical limits. Should this plan be approved then the precedent has been set that this statement is in effect of no value whatsoever.

Personal

I have lived in Hopeman now for 10 years and would be sad to see an expansion to the village, this is because I believe that it would detract from feel and beauty of the place. I would also be sad to see additional retail units which are not based on the main street of Hopeman (Harbour Street) Hopeman already boast good amenities for a village of its size and I believe that any additional retail shops which directly compete with existing shops would have a very detrimental effect on the existing businesses.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Over-development of site
- Parking
- Road safety

Comment: Deeply concerned that the proposed retail development negatively impact on village shops which have provided excellent support to residents during the pandemic and before the pandemic. The character of the village will be negatively affected by over development. Increased tourism, which has a positive impact on village business, has increased pressure on village infrastructure and over development will increase pressure further.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Retail park not required

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Height of proposed development
- Over-development of site
- Road safety

Comment: 1. I believe the proposed development will look out of place due tout being a high building and the current dwellings surrounding being small

2. It will bring in more traffic to the village making a notoriously risky road more dangerous.

3. It will potentially disrupt the villages economy outcompeting small buisnesses and forcing closures and job losses

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Litter
- Over-development of site
- Road safety
- Traffic

Comment: Hopeman is fortunate enough to have an excellent group of local and independent shops, to add a larger chain store to this would likely have a detrimental effect on these with passing trade going to a larger store on Forsyth Street. Likely late opening hours of a co-op could also mean increased activity and noise at nighttime for those living near by.

Forsyth Street is a well used road, and at times struggles with traffic, particularly due to residential parking and buses stopping, to add additional traffic to this would cause congestion at times, and could also lead to more pedestrians trying to cross a busy road to access a shop or flats.

There are already significant plans in place to develop Hopeman to it's capacity, this development is not one which I feel is needed or that the village has capacity for.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Road safety

Comment: My primary objection to this planning application, [REDACTED] is in relation to the proposed introduction of an additional retail outlet. The services provided by the pharmacy are vital to the health of the local population and the recent COVID-19 pandemic has highlighted the fragility of this service as the retail element of our business has diminished due to lockdown. This has put real pressure on our ability to provide our large range of NHS services as I have been forced to reduce our staffing levels to maintain our viability. Clearly, my expertise is not in building or town planning, but I believe that the site in question is classified as an industrial site, and a retail outlet/residential units would not be consistent with the Moray strategic plan. If this is the case, then I would urge the planning committee to reject the application on the basis that a change to the plan would seriously threaten the health and wellbeing of both Hopeman and Burghead, as the Burghead pharmacy would not remain viable should the Hopeman pharmacy be forced to close.

As a secondary issue, I would ask the committee to consider carefully the road safety element of a development on this site. I use this road daily and am very aware of the potential for this small stretch of Forsyth St to become an area of risk to both road users and pedestrians.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan

Comment: This development is contrary to the local development plan.

The village is well served by local businesses which would be wiped out if a new 4000 sq foot co-op were built.

Hopeman is an outstandingly beautiful example of a Scottish coastal village. All of the current businesses are integrated within the traditional buildings of the Main Street and within walking distance of all the properties in the village.

The closure of these businesses, which would be inevitable, would be a huge loss for our community and the new development would be wholly inappropriate aesthetically.



11 JUN 2020

# HOPEMAN Community Association

**Springfield Real Estate Management Ltd**  
**Planning Application Ref: 20/00474/APP**  
**Industrial Unit, Retail Unit and Two Blocks of Flats, Forsyth St, Hopeman**

10 June 2020

Dear Sir/Madam,

We are responding to the above planning application and in doing so lodge an objection on behalf of the residents of Hopeman.

We have consulted widely with the residents of the village and have received an overwhelming response against this proposed development. It is clear from reviewing the Council's own consultation documents, that on the basis of identified breaches to the existing local plan, transport and road safety concerns that the Council officers in these areas also believe this development should not proceed.

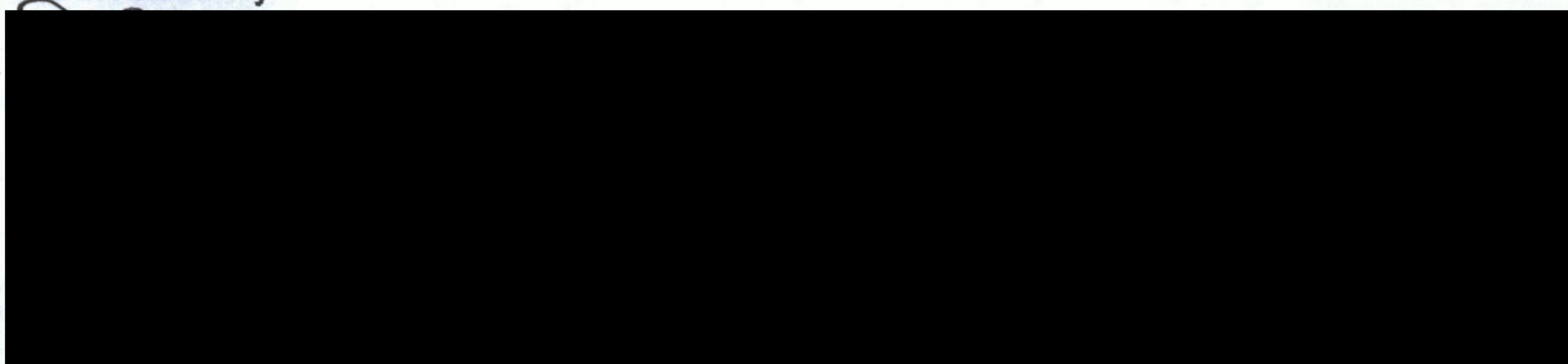
In addition to these very valid points, which were also widely expressed and supported in the responses received from residents, there was also a strong view put forward by many on the impact such a development would inevitably have on the village's current retail infrastructure. Again, it was heartening to note on our review of the planning documents that this is yet another area in which we are in concert with the Council's view, as detailed in their Development Plan Consultation response.

Given the strange and trying times we are currently living through, which no doubt will continue for some time, the retail outlets in Hopeman, which include a Butcher, Pharmacy and two General Stores, one of which incorporates a Post Office, have all provided a level of support within the community which we believe would be hard to replicate.

As an understandable and laudable consequence, the residents would not wish to see another retail outlet being established which would surely further threaten the future viability of existing shops, already impacted by the many supermarkets opened in Elgin and Lossiemouth. The outstanding service our existing shops have provided to the residents in the past and continue to do so is in the view of the village a very welcomed position and one well worth protecting.

In closing we hope that the strongly expressed views of our local community against this proposal will be considered and continue to be supported by the Council in reaching their decision.

Yours faithfully



**Addendum to Hopeman Community Association  
Response to Planning Application Ref: 20/00474/APP**

Reason for comment:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Community Council/Association Consult
- Contrary to Local Plan
- Drainage
- Dust
- Height of proposed development
- Inadequate plans
- Inappropriate materials/finishes
- Lack of landscaping
- Legal issues
- Litter
- Loss of privacy (being overlooked)
- Noise
- Objection now withdrawn
- Out of Time Objection
- Over-development of site
- Parking
- Permitted Development
- Poor design
- Precedent
- Procedures not followed correctly
- Reduction of natural light
- Road access
- Road safety
- Smell
- Traffic
- View affected

# Comments for Planning Application 20/00474/APP

## Application Summary

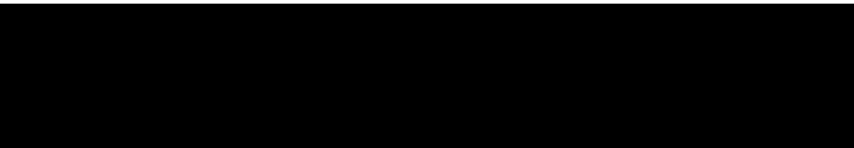
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affecting natural environment
- Contrary to Local Plan
- Litter
- Road safety
- Traffic

Comment: Still a highly undesirable development plan, A totally unnecessary and undesirable retail space, which will adversely affect local businesses, and cause many traffic problems for a village already struggling to cope with the increased traffic, that has resulted due to a significant increase in the touring capacity of the caravan park and an expanded food outlet.

I totally oppose this development.





# HOPEMAN Community Association

Development Management and Building  
Environmental Services  
The Moray Council  
High Street  
Elgin  
IV30 1BX

17 AUG 2020

13 August 2020

Dear Sir/Madam,

**Springfield Real Estate Management Ltd (SREM)**  
**Planning Application Ref: 20/00474/APP**  
**Industrial Unit, Retail Unit and Two Blocks of Flats, Forsyth St, Hopeman**

We are writing again on behalf of the residents of Hopeman in response to the recent amendments to the above application submitted by SREM.

Incidentally, we are surprised that on the Council's planning website the determination deadline for this application still states 29 June, which has clearly not been achieved and yet no amended determination deadline has been set.

In respect of the amendments themselves, it appears that SREM, now aided by consultants, believe they have put forward a valid case that their plans are to the benefit of the village and its residents. The changes do not alter the fact that the community within Hopeman overwhelmingly do not support these plans and the objections raised to the initial application are still valid.

## Planning Statement

- Within the planning statement it is purported that the site in question would have in the past attracted a "high volume" of traffic when it was in business as a garage. Many of the community would quite simply dispute this as the site has not operated in this way for well over 10 years. Even then, the filling station on the site attracted much smaller traffic volumes than what is now being envisaged.

- What is however true in relation to traffic volumes is that the density and types of traffic now using Forsyth Street have changed and grown considerably over this period. This supports the position put forward by many residents that creating another access onto Forsyth Street, so close to the primary road junction between Forsyth Street and Harbour Street, will surely present additional safety issues, both in terms of traffic movement in the area and also to pedestrians.
- The developer's application also makes much of the site's ability to move towards satisfying the Scottish Government policy in relation to cycle use. It completely ignores the facts that:
  - many residents and commuters passing through the village on a regular basis would strongly disagree and not hesitate to suggest that cycling/crossing Forsyth Street, particularly at peak times, is hazardous due to density and speed of traffic in the area
  - given that there are no cycle tracks in the vicinity of the site, cyclists would require to use the main road; this induces further risk; as a result, and given the existing congestion in Harbour Street, it is highly unlikely that many of the local residents would choose to cycle to the site
  - unless a bike has fitted carriers, or the cyclist has a back-pack, carrying shopping while cycling is simply dangerous and should not be encouraged
- The statement also makes reference to the Local Development Plan designation I1, suggesting that this does not impact on the retail development site and that in addition I1 is currently not being utilised for industrial use as designated. Both are inaccurate, the proposed retail unit does impinge on I1 and I1 is currently being utilised by the building contractor whose offices are located adjacent to the proposed development for storage (industrial use).

### Retail Planning Statement

- **Section 1.6:** we do not accept that "the proposed shop will supplement the existing shopping in Hopeman". Shopping by the residents of Hopeman comprises local shopping, online supermarket shopping and personal shopping at Lossiemouth/Elgin supermarkets. This shop is unlikely to affect online and supermarket shoppers and the range of products it would offer will simply put it in "direct competition with existing shopping in Hopeman"
- **Section 1.7:** this seeks to suggest and identify what the developers consider to be the "anticipated" benefits that would flow from the building of the retail store. We feel sure that the developers and those advising them are the only parties "anticipating" those perceived benefits. Hopeman currently enjoys comparable service and support provided by a post office/store, a general store, a butcher, a florist and a pharmacy. These stores are already providing the necessary products

to the residents and the argument that the Co-operative could do better is quite frankly an insult to the owners and operators of the existing shops. The level of service and ability to meet the needs of the residents has been more than adequately demonstrated during the protracted lockdown. We feel confident that the residents will continue to fight to retain these valuable and locally controlled services.

- **Section 2.6:** within the Retail Planning Statement, the most outstanding and arguably important point is that made in respect of the new Co-operative opening in Lhanbryde. The statement states that:

*"It is relevant to note that Moray Council approved planning permission in 2016 for a new Co-op store in Lhanbryde. The store that was approved at Lhanbryde, and now built, is of a similar size to what is now proposed at Hopeman, the population of Lhanbryde is similar to Hopeman, and the new Co-op at Lhanbryde trades alongside a Keystore, thereby demonstrating that convenience stores can co-exist in settlements of this size....."*

In discussions with the owner/operators of the Keystore it is clear that their view of what has actually happened bears no relationship to what the developers are suggesting and that the store has suffered from the competition introduced. It is also reported that the only other retail outlet within Lhanbryde, a butcher, is also suffering adversely from the new Co-operative's influence.

- Section 2.6: the statement also suggests these proposals comply with the requirements of Policy R3. In satisfying this Policy, developers are required to:

*"demonstrate that they will not have an adverse effect on the vitality and viability of the identified network of centres"*

We refer you to the comments made in response to sections 1.6 above and 3.7 below. In addition, the statement relies on the approach taken in Lhanbryde by the Council.

*"This all serves to demonstrate that the Council should adopt the same approach to the retail proposal at Hopeman as they did at Lhanbryde, and conclude that the retail element of this application is in line with planning policy."*

It is clear to us however, and should be easily verified that the approach taken by the Council in respect of that application was flawed in that it has impacted on the potential vitality and viability of the stores in Lhanbryde. The same misjudgement should not be allowed to happen again in Hopeman and threaten long established businesses within the village.

Again, anecdotal evidence in respect of Lhanbryde's experience would suggest that initial suggestions made in respect of potential employment opportunities proved to be well overstated and have not materialised. It is therefore probable that at least one of the goals of Primary Policy PP1, if not indeed the most important one in terms of local effect, is highly unlikely to be met.

- Section 2.10: the developers state:

*"It is set out in the Retail Statement at part 3.0 of this report that the proposed retail store will serve the existing resident population of Hopeman and surrounding area. However, it is also anticipated that the retail store will serve to help meet the needs of tourists visiting the area. Part 3.0 of this report demonstrates that the existing shopping provision within the catchment does not provide for all of the convenience retail requirements of the catchment area, and so there is a specific locational need for a new store to be provided in Hopeman to meet the need that exists..."*

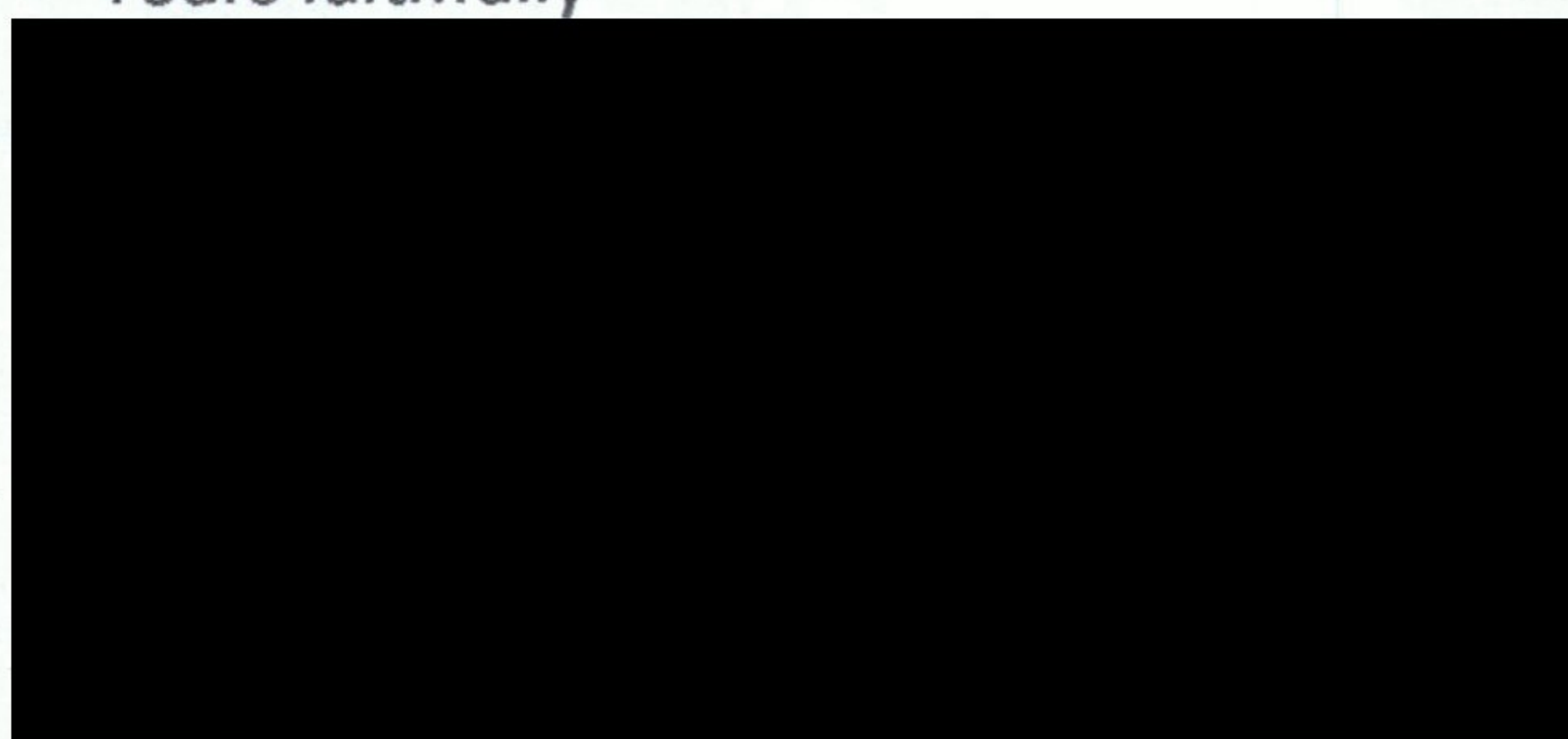
This is totally untrue and wishful thinking on the part of the developers. Hopeman has been a tourist draw in Moray for many years and the existing infrastructure has successfully supported the requirements of visitors. To suggest otherwise, on the basis of some statistical guesswork, is unacceptable.

- Section 3.7: the data in the table is materially incorrect and its use in the subsequent paragraphs to develop an argument in favour of the proposed shop is inappropriate; local available expenditure and calculated turnover figures are simply guesstimates and, based on our conversations with local retailers, the data is incomplete, inaccurate and presented in a manner which simply helps justify the case for the development. It would also be helpful to consider the actual effect of such a development as witnessed in Lhanbryde.
- Section 3.10: we refer to arguments above relating to disagreement that the proposed store could be supported "without any significant impacts on existing convenience outlets".

We would further point out that Hopeman, unlike Lhanbryde, currently comprises a unique mix of all the specialist services required by a village of its size. In that regard, its retail composition is mature, and has developed into a balanced local offering (effectively a saturated market) within a regional equilibrium served also by online and supermarket alternatives. Further, we would point out that although at one time, Hopeman was able to support 3 general stores, the arrival of Fine Fair, Asda, etc. in Elgin resulted in only 2 being able to survive thereafter. That status has remained throughout various changes in ownership until the present day.

- Section 3.11: we have argued above against the qualitative and quantitative arguments put forward by the developer; finally, we would simply draw attention to the policy of the Scottish Government regarding Community Empowerment which encourages communities "to make their voices heard in planning"; we, as Hopeman Community Association are trying to do exactly that by representing the majority view within the community – a view which is that this development is neither needed nor wanted by the people of Hopeman.

Yours faithfully



**Chair:** Dennis Slater, 15 Park Street, Hopeman, Moray, IV30 5SE  
**Secretary:** Katy Sutcliffe, 21 Farquhar Street, Hopeman, Moray, IV30 5SN  
**Treasurer:** Lynda Heron, 63 Farquhar Street, Hopeman



# Comments for Planning Application 20/00474/APP

## Application Summary

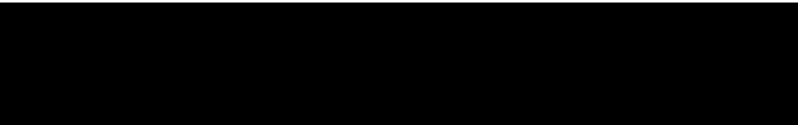
Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Affecting natural environment
- Contrary to Local Plan
- Road access

Comment: Just not acceptable

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Procedures not followed correctly
- Road safety
- Traffic

Comment: I strongly object to this development as the village does not need these properties or the proposed shop the latter that it cannot support and existing businesses would struggle. The village infrastructure is currently very hard pressed with traffic due to the influx of visitors caused by the bootleggers bothy. We do not want the additional traffic on our narrow congested streets.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Parking
- Traffic

Comment: The proposal is on a site intended for light industrial/ employment. Development for retail / housing will remove any prospect of employment opportunities within Hopeman - encouraging continuation of vehicle use and commuting. Hopeman is experiencing unprecedented levels of traffic and the development of further housing and removal of the prospect of employment within the village will further compound these problems.



# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Activity at unsociable hours/behaviour
- Litter
- Loss of privacy (being overlooked)
- Noise
- Road access
- Road safety
- Traffic
- View affected

Comment: This development would increase the amount of traffic and activity in the vicinity of our house throughout the day and evening. The village has shops which provide an adequate service. The claim of helping people by avoiding a trip to Elgin not supported. Many older people enjoy a trip on the bus to Elgin for shopping and meeting friends. The existing village shops sell a wide range of products and the introduction of a Coop could only have a detrimental effect on them.

# Comments for Planning Application 20/00474/APP

## Application Summary

Application Number: 20/00474/APP

Address: Hopeman Service Station Forsyth Street Hopeman Elgin Moray IV30 5ST

Proposal: Demolish existing service station and garage erect retail unit light industrial unit and 2no blocks of residential flats at

Case Officer: Lisa Macdonald

## Customer Details



## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Contrary to Local Plan
- Drainage
- Lack of landscaping
- Over-development of site
- Precedent
- Traffic

Comment: It cannot be argued that the current state of this site gives cause for concern, however, I would urge the planning committee to prevent further erosion of what Hopeman village has to offer. Our current businesses support our community in the village tradition. For half of the year they exist on local shopping and then in the summer they are blessed with what tourism brings to the village. Are we in danger in Moray of losing the village identity that brings tourists to us? Are we seeking to provide more of the 'same' instead of enhancing our uniqueness? Nothing is ever appreciated until it is lost. This application is one more step in that direction.