

**Lissa Rowan**

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**From:** [REDACTED]  
**Sent:** 25 February 2022 14:27  
**To:** Lissa Rowan  
**Subject:** Notice of review; Planning Application 21/00059/APP

Your ref LR/LR272

Dear Madam,

I refer to your letter of 24th February 2022 giving intimation of a Notice of Review in respect of Planning Application 21/00059/APP to demolish existing store and erection of dwelling house at Store, Seatown, Cullen, Buckie.

I confirm that I adhere to my previous observations and comments on the application. I note that the Statement of Review makes reference to [REDACTED] 57 Seatown with the assertion that it could not be "classed as fully traditional". In this regard, I would respectfully refer to the Cullen Conservation Area Character Appraisal published by The Moray Council in 2017. In particular to page 28 of that document and the text accompanying photograph 33 of no 57.

*"An example of new development in the Seatown. An example of how new development can be contemporary but still respect the traditional appearance of the Conservation Area. The massing and height is respectful of the surrounding townscape and the use of traditional materials reflects the traditional character of Cullen. The use of colour around the windows is a characteristic that was identified as enhancing the appearance of the Conservation Area."*

In other words, [REDACTED] property is considered to be an exemplar of a new development in a Conservation Area. I remain of the view that the application above referred to is inappropriate and insensitive in the context of a Conservation Area. I trust that my initial observations and the references that I make herein will be taken into account by the MLRB when conducting and determining the review.

Yours faithfully,

[REDACTED]