

Lissa Rowan

From: [REDACTED]
Sent: 18 October 2022 11:42
To: Lissa Rowan
Cc: [REDACTED]
Subject: Re: Notice of Review: Planning Application 22/00215/APP

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18/10/2022

To the Clerk of the MLRB

Notice of Review: Planning Application 22/00215/APP – Erect dwelling house on land adjacent to Easter Covesea Cottage, Duffus, Moray

Thank you for the opportunity to make further representations on this case.

I refer to the history of the site and the past reasons for refusals of developments here, which I consider still remain valid. I have no reason to rescind my objections to the application now under reconsideration as they are not effectively refuted in the applicant's statement of case for review. Besides going against the spirit of the LDP, their reasons do not meet the specific requirements of the LDP's Policies.

For example, in their point 1.8, I note the curious use of the term 'infill' site. Despite the applicant's contention this would not represent a risk of ribbon development, the layout contradicts this. 'Infill' between what and what? The implication is there will be further development to the east ie ribbon development – and a return to an earlier plan for 3 houses.

Approval for the development to the west of the case under review was presumably based on the premise a single house was intended. A house east would exchange screening by vegetation with another house.

There has been mention of ancillary buildings on the permitted site. I can see no justification for this to include a dwelling house, given the LDP definition of 'ancillary building'.

There is no escaping the fact that any further housing development in the SLA at Covesea would prejudice the special qualities of the designated area and further add to the hazards of the B9040 which has no bus route or cycle path (ATR).

I would urge you to hold the line of Moray's LDP.

Yours sincerely

[Redacted signature]

On 03/10/2022 14:18, Lissa Rowan wrote:

Good afternoon

Please find attached correspondence in relation to the above Notice of Review.

Kind regards

Lissa

Lissa Rowan | Committee Services Officer | Governance, Strategy and Performance Services

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