

North Bogbain Farmhouse

Keith

AB55 6RP

10th February 2023

The Moray Council

High Street

Elgin

IV30 1BX

Notice of Review: Planning Application 22/00164/PPP

Further to your letter dated 1st February 2023 re regarding the further representation to which I have the following comments that I wish to have noted.

Reference the Flood Risk Management: I understand when submitting full planning application that a plan of the drainage will be required. A drainage test was completed on the site in 2022 and this has passed the stand required but the Planning Department. Details of which have already been submitted as part of this application.

Re point 4 – yes, the proposal is for access to be taken via the existing shared road access.

Re point 8 – the third-party landlord remains as crown estates but unknown if the tenant farmer remain the same or if this has changed over the period

Point 9 - agree with comments however I believe that houses have been built in the area since 2010 – note your comments at point 13 that states “the most recent consent dated 2011”. Nothing has changed including the ownership or layout of the field in concern

Point 10 – I still wonder why house that have been built since 2010 have not been asked to satisfy this condition as we are all using the very same access road. As detailed in point 13 some had consent agreed in 2011.

Point 14 – I understand this, but I had anticipated that this would be an requirement at the full planning application not at the planning in principal stage.

Point 15 – existing dwelling house and services use this same shared access and too date this had been done with complaint or issue. As you will see and you have noted in TMC02 we have set back the fence which is on land totally under out control.

Point 16 – can't understand why an additional dwelling using an existing estate road would render this road to the state that it would be presented as to have detrimental conditions.

Point 17 – third party agreement is still with crown estates at this time, and they are liaising with the tenant farmers. No timescale has been identified by Crown Estates this time. As per point 14 above thought this would be requirement for full planning application not at planning in principle stage.

I hope that you will see it fitting to permit our planning in principle application

Yours faithfully

RV Reeve

pp. Steve & Rosemary Reeve