

LOCAL REVIEW BOARD APPEAL AGAINST THE MORAY COUNCIL REFUSAL OF PLANNING
APPLICATION: 09/00963/OUT –FORMATION OF 2NO PRIVATE HOUSE PLOTS AT WALKERS
CRESCENT (KIRKHILLHEAD) LHANBRYDE MORAY

Our Ref. 090172/ROBERTSON/mjh
Your Ref. 09/00963/OUT
Council Refusal Notice dated 8th October 2009



DOCUMENT 12

Robertson Homes Ltd Letter in Response to letters of Representation dated 15th July 2009

Robertson

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The Moray Council
Development Services
Environmental Services Department
High Street
Elgin

15TH July 2009
Ref :

For The Attention of Mr M Booth – Planning Officer

Dear Sirs,

Private Plots at Walkers Crescent, Lhabyrde
Ref 09/00963/OUT

I refer to the above application and respond specifically to the letters of objection sent to this office on 3rd July 2009.

1. Mr S Brown & Mrs Brown Balnakyle, Walkers Crescent, Lhanbryde

a) Rural setting

The site is included within the settlement envelope of the adopted Local Plan

b) Access Road

All rights necessary to access and develop the site are available to ourselves.

c) Site preparation

To design solution of these properties will be completely different to that at our previous scheme. This is not a material planning consideration, and could be addressed by carrying out condition surveys prior to any works commencing on site.

d) Construction Traffic

The current access is sufficient for the limited development proposed, and there is no evidence to suggest that an additional 2 units will be detrimental to the existing position.

Such matters, if legitimate can be dealt with via appropriate worded planning conditions, such as all construction traffic must park with the development site as there is adequate space.

e) Refuse collection

Car parking will be provided within the site boundaries to meet the necessary requirements, therefore it is difficult to see how the application would be detrimental to refuse collection, even if it was to be regarded as a material planning consideration.

f) Day to day traffic

There is no evidence that Walkers Crescent is already "overcrowded". Unsubstantiated comments on this item should be disregarded in the determination of this application.

The additional cars for these 2 plots will have a negligible impact upon the existing traffic conditions in the area, and car parking requirements for the houses will be met within the boundaries of the application site.

We refer to our planning application submission in terms of correspondence enclosed from your Transportation colleagues dated 12th April 2005, which states " *Would have no objections to the additional two plots being accessed of Walkers Crescent from the lane opposite the cemetery (Existing access to Brylach)* "

2. Mr I Ord & Ms J Kirby 88 Woodlands Drive, Lhanbryde

a) Road access

Please refer to previous response made on Day to day traffic

b) Ecology

The application is not zoned as an Environmental designation and appropriate worded planning conditions could cover any requirements.

3. Mr & Mrs Taylor, Kirkhillhead, Walkers Crescent, Lhanbryde

a) Safety

Please refer to previous response made on Access Road and Day to day traffic

b) Character

The application site is within an area zoned for housing within the adopted Local Plan. The application is for Outline Approval with all matters reserved for future consideration

c) General

Please refer to previous response made on Site preparation.

4. Ms Gillespie, Brylach, Walkers Crescent, Lhanbryde

a) Grant of Servitude

All rights necessary to access and develop the site are available to ourselves.

b) Private Road

Please refer to previous response made on Access Road and Day to day traffic

c) General

Please refer to previous response made on Access Road and Day to day traffic

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5. Mr & Mrs Russell, Shangri-la, Walkers Crescent, Lhanbryde

a) Walkers Crescent

Please refer to previous response made on Day to day traffic

b) Access

Please refer to previous response made on Day to day traffic

c) Refuge Collection

Please refer to previous response made on Refuge Collection and Day to day traffic

6. Ms Murray & Mr Pattison, Gormond, Walkers Crescent, Lhanbryde

a) Access

Please refer to previous response made on Access, Construction Traffic Day to day traffic

Yours sincerely

Colin Souter

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Robertson