

Sonas,  
Todholes,  
Dallas,  
Forres.

CENTRAL SERVICES			
IV36 2RW			
- 4 AUG 2010			
CITEE	ESTATES	LEGAL	PERSONNEL
COMMENTS			

Clerk to the Local Review Body,  
The Moray Council,  
Council Offices,  
High Street,  
Elgin.  
IV30 6BX  
30 July 2010

Dear Sir / Madam,

Ref: Application 09/01875/PPP – Planning permission in principle to erect a house at Todholes. Dallas ( Not Pluscarden Road, Rafford as listed )

We wish to object to the appeal made against the council's decision to refuse the above application, on the following grounds;

- A house built on this site would undoubtedly be overtly prominent if viewed from the upper end of the glen – especially when travelling west on the adjacent unclassified road towards Forres where part of the proposed house could be seen above the skyline. The recent removal of the adjacent gorse hedge, to improve the visibility splay, has now made the site even more prominent. A house here would also have a 'negative impact on the landscape' and be wholly 'incongruous within the landscape setting'. Such a house would not be well integrated and would certainly look out of place and inappropriate. The backdrop of trees referred to by the applicant is itself discordant with the surrounding farm-land and may well have been planted in previous years simply to aid a future planning application.

(Quotes are taken from the Moray Council proposed planning guidelines for housing in the open countryside).

- We believe that each planning application should be considered on its own merits. It is inappropriate to cite an application on one side of Moray in the defence of another on the other side. From the little we can see of the Newmill site – referred to by the applicant and illustrated with photographs – it would appear that isolated houses may be quite traditional in that area. In Todholes houses are generally found in small clusters.
- We believe that it is wholly dishonest to even suggest that the applicant intends to live in a house on the Todholes site. Indeed, we wonder why the applicant has chosen to divide his land in such a way as to form two small plots at the top, with the remainder of their field below. Surely if the applicant was serious about downsizing to this location they would have consulted with neighbours and the local community. The applicant has previously applied for Planning Permission for two plots within this field (Application 04/03102/OUT) therefore it is evident to us that this is a speculative application.
- The applicant has made no provision for vehicle access to his remaining land/plots within the application.

We hope that you will understand our concerns and encourage you to once again refuse planning permission on this site. As has been the case on three previous occasions.

Yours faithfully,

A large black rectangular redaction box covering the signature of Peter and Angela Mitchell.

Peter and Angela Mitchell