



Mr Ron Ritchie  
The Moray Council  
Council Office  
High Street  
Elgin  
IV30 1BX

CENTRAL SERVICES			
27 JUN 2011			
CITEE	ESTATES	LEGAL	PERSONNEL
COMMENTS			

22<sup>nd</sup> June 2011

Dear Mr Ritchie

**Response to representation by Mr & Mrs Noakes  
Planning Application 11/00009/APP**

This letter will deal with each of the points raised in the letter of representation by Mr & Mrs Noakes.

Their first statement on the planning applications is inaccurate. The application for four properties was withdrawn by us and never refused planning consent. Therefore planning consent has only been refused once and that is for the current application for which we have submitted this review.

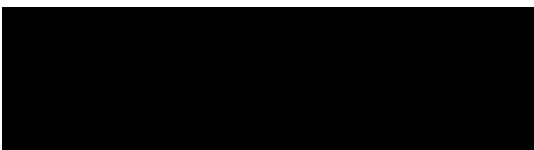
Their second objection is based on their privacy, amenity and views. The site for which this review is for does not overlook the back of Mr & Mrs Noakes property and the distance between their property and the site under review is sufficient to protect their amenity. With regard to their views of Knock Hill while planning can protect privacy and amenity it cannot protect views of individuals between their property and any particular landmark or feature. These issues are covered in the report of handling.

Their third objection is based on the traffic created by an additional house. The traffic increase created by an additional plot is not deemed sufficient to refuse the application as summarised in the report of handling.

The issue that the development of this third plot would create a settlement that would have not benefit the Grange is considered in our grounds of review.

The final objection as to the profit motives of the applicant are irrelevant in the consideration of a planning application.

Regards,



Richard Riegels

18 Dundurn Walk . St Fillans . Perthshire . PH6 2NA  
VAT No. 847 2785 85