

11/00072/APP : Sea View Caravan Park, Findhorn Road, Kinloss
Reasons for notice of review

The application was refused based on policies ED9 and H11 stating that the development will increase the areas depending on residential caravans and have an adverse impact on the tourism in Moray.

Firstly regarding a possible adverse impact on the tourism industry, it has been apparent over many years since the acquisition of the facilities by the applicant that there is not an adequate demand solely for tourist stances within the Park. This is despite a considerable investment in the Park in upgrading facilities. In simple terms if the Park is not able to offer residential facilities as applied for, and rely solely upon tourism it will have to be closed down.

It should also be highlighted that if the application were to be approved, it would be anticipated that some static vans would still be retained to satisfy the limited tourist demand. The ability to diversify and maximise the 12-month residential use is however needed to make the Park viable.

In relation to the other reason for refusal regarding dependency on residential caravans, it is not that the proposal would cause dependency, but rather that it would assist to meet a known low cost housing demand. The closure of RAF Kinloss has had a huge impact on the locality. It has taken away revenue from local businesses with a significant loss in the population base now using local facilities. The Park would provide an influx of residents which would assist the locality, and it is significant that several local businesses have submitted letters of support for the proposed year round use. It should also be noted that the Local Community Council have supported the proposals and suggested that a departure from policy should be supported.

The planning report states that with the closure of RAF Kinloss, it is important the other economic sectors such as tourism are maximised to preserve the economic stability. Certainly in relation to the local area however it would not assist stability if the Park had to close, as businesses have submitted, the proposed change would assist in preserving the economic stability.

The Park is well run, as confirmed within one of the representations in support, and of a size where it is never going to be viable to have facilities to compete with parks such as Findhorn Sands. It is therefore well suited to the proposed residential use.

In summary refusal would adversely affect the local economic stability and severely impact upon the viability of the business. For these reasons it is requested that the appeal is upheld.