

From: Stewart [stewart@strathdeeproperties.com]
Sent: 26 June 2014 11:31
To: Darren Westmacott
Subject: RE: LR103 - Planning App 14/00152APP Buthill Meadows, Wester Buthill

Morning Darren,

LR103 - Planning App 14/00152APP Buthill Meadows, Wester Buthill

Further to the letter of representation you have received from Mr and Mrs Campbell we would now like to make a response to this as follows. –

The letter firstly states that *“taken together with the numerous other approved planning applications in nearby woods on either side of Mid Buthill, this application is leading to overdevelopment and creeping urbanisation of a countryside setting.....”*.

We disagree. As stated in our NOR Statement we feel the site would suit the proposed location due to its size and the size of the adjacent, neighbouring plots. With each rural planning application we submit it is a matter of utmost importance to ensure every site design is of an adequate size and spacing to enhance an area, without creating any sense of overcrowding. The houses themselves as proposed would have at least 38m between them which is the essence of why a sense of urbanisation will be avoided – some plots in country locations are barely 30 metres in length.

The second paragraph of the letter states that *“the proposed development will not be part of a small cluster of rural dwellings – it will be adding to a large area of urban houses and gardens which will no longer be open countryside. As the developer points out himself, these plots take up a disproportionate amount of countryside compared to the existing small grouping at Mid Buthill.....”*.

Again, as stated in our NOR Statement and in our view the proposed development can **only** be described as a small cluster of rural dwellings because that is what it essentially is. The plot is nestled in unused woodland and would suit the area. The comparison we made to the nearby Old Steading / Mid Buthill / Holme Steading was to demonstrate that our houses have been designed so that they are well spaced out from each other ensuring an open rural feel is achieved compared to the above mentioned development which, although we think looks fine, has a more concentrated dynamic.

Lastly, in the third paragraph the letter states that *“the developer has had approved a much more attractive grouping of planned buildings at Wester Buthill Farm site – I am not against this group.....”*.

We have previously obtained consent for the sympathetic re-development of the Wester Buthill Farm Steading itself.

We endeavour to provide our customers with individual rural house plots which have been designed to the best of our abilities and which we feel suit each selected rural area. At the same time there may be occasions where each plot is not “on its own” however this does not need to be a negative thing. We are of the opinion that this application complies with policies H8 and IMP1 and would suit this woodland setting.

Yours sincerely,



Stewart Reid

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