

From: [REDACTED]
Sent: 02 September 2014 18:52
To: PI
Subject: Fwd: Slater Objection to Planning Application 141149

Dear Sir / Madam,

We are writing to object to the recent planning application amendment 141149 from the original planning application 110648.

We are aware that the applicant is applying to remove a clause to the original planning application which will decouple the livery business and residential property. It is apparent that the applicant is struggling to finance the project with this clause in place as they cannot secure a loan for the property. We fail to see why this is a planning consideration and believe it is a transparent attempt to remove the clause and allow the property to be developed and then sold on, i.e. for commercial purposes. The Council has well established planning regulations which in our understanding do not encompass financial considerations.

It is understood that the applicant states the objections made previously by several parties are invalid due to the application already being granted. However these points are still very much valid and should be considered when reviewing this most recent amendment. When considering the points below we remain mystified as to how planning permission was ever granted.

Having moved in to the area in December 2013, we did know about the previous application but did not appreciate the effect such a development would have on the surrounding area.

One issue we have noticed is the public road leading to Baads Farm is in bad condition and could not cope with additional traffic (let alone lorries and horse boxes) going to and from the livery.

The private road leading up to Baads Farm would also struggle to cope with extra traffic and as it has no passing places this would create major issues for vehicles with trailers having to reverse, potentially resulting in trailers ending up in the ditch. By inspecting the private road it should be clear to see this.

The livery itself and paddock would be too small to support a successful business and it appears that the business is a guise for building the proposed house and potentially more once the livery is built.

It is stated that there used to be a dwelling on the proposed site. This is untrue and by inspecting the site it is clear to see that the said dwelling is obviously just piled up building waste left over from the Hillcrest development. This can be proved by reviewing old ordinance survey maps of the area.

We are concerned that the proximity of the livery to our dwelling and the increased traffic entering and exiting the livery, will be a danger to our small family (x3 children - 0 yrs, 1.5 years & 3 years) and several other local children as they move between our dwellings and the children's play area (field) to the north of Hillcrest. This is predominantly why we moved out of town so the children could grow up in a safer environment.

We were also keen for our children to grow up in a greenbelt area and are concerned that by granting planning permission for this development (on a greenbelt site) a precedent will be set and more planning applications will follow. After the refusal of planning permission for the Kennels & Accommodation in 2008 in

the field to the south side of this site, which I believe went up to the Scottish Executive, we are surprised this planning application is being considered at all.

On reviewing the plans for the development it is clear that style and proposed materials will not be in keeping with the surrounding properties which are all very traditional and rustic. Synthetic granite blocks, light grey render and plastic double glazing will contrast greatly with the traditional features of the surrounding buildings. The height of the proposed building would be greater than that of the surrounding buildings and the proposed building will be elevated and in a prominent position which will be clearly visible from the main road and beyond. The large roof terrace in the proposed design is not in keeping with the surrounding buildings.

There are concerns over the drainage and sewage on the proposed site and this issue will be further compounded by the excessive amount of land used for roads and hard standings.

Finally I believe it was stated in the original planning application that the livery was urgently needed to re home horses. With 3 years since the original application, one would question the legitimacy of this claim.

The points raised above warrant the planning department carefully assessment of this planning application and its review of why the original planning application was ever passed.

Thanks and best regards,

Paul and Marion Slater

(+Angus, Hamish & Lachlan)

P&SD Letters of Representation		
Application Number: 141149		
RECEIVED 03 SEP 2014		
Nor	Sou ✓	MAp
Case Officer Initials: OC		
Date Acknowledged: 3/9/14		