



HOPEMAN Community Association

Springfield Properties Planning Application Ref: 20/00794/APP (linked to 16/01663/APP) Reduce the external walls to the corners only.

29 July 2020

Dear Sir/Madam,

We are responding to the above planning application and in doing so lodge an objection on behalf of the residents of Hopeman.

The Association would like to object on two points listed below:

1 Safety.

- a) If the developer is granted permission to reduce the external walls to the corners only this will create an open fronted development. This raises two areas of safety concerns, firstly, the risk to individuals running straight onto the main road. There will be no physical barriers in place to prevent this. This is particularly prevalent for plot 21 and 22, these properties have poor pedestrian visibility to the east due to an existing neighbouring high wall. Children could easily run straight out onto the road and be unaware of coming traffic from the East. This was recognised in the 507835 Report -Decision by Philip Barton, a Reporter appointed by the Scottish Ministers

*'Condition (7) No development shall take place until details of all boundary treatments, including those around the perimeter of the site, have been submitted to and approved in writing by the planning authority. Development shall be carried out in accordance with the approved details and retained thereafter as approved. Reason: 'To ensure that development makes a positive contribution to the character and appearance of the area; protects the living conditions of people and **does not harm road or pedestrian safety.**'*

[16 01663 COMPLIANCE WITH CONDITION 9-DETAILED LANDSCAPING SCHEME](#) in the approved plan, it clearly shows these stone walls. If the 20/00794/APP is allowed to go ahead, it is clearly against the Scottish Government's Reporters direction.

- b) The second point on safety is that without a substantial barrier there is only a small strip of tarmac and grass (approx. 2-3m) to the front of the properties. In the event of a road traffic accident where a vehicle comes off the road, there is no physical barrier to prevent this vehicle from crashing through the front of a property. This is particularly relevant at plot 21/22/7/8/9/10 where low large glass windows are present in the CS style bungalows ([link](#))

Chair: Dennis Slater, 15 Park Street, Hopeman, Moray, IV30 5SE
Vice Chair Murray Easton, The Dunes, Lodge Road, Hopeman
Treasurer: Lynda Heron, 63 Farquhar Street, Hopeman

Tel: 07974 543241
Tel: 07714 436303
Tel: 01343 831322

2 Aesthetics

- a) If the wall area is vastly reduced the aesthetics of Forsyth Street will be affected and will be detrimental to the village. Looking along Forsyth Street it is clearly evident that all properties have a wall (predominantly natural stone). To remove this wall would remove 'sympathetic screening' and the new development would stand out further than it does already. Again, this is stipulated by the reporter (condition 7) '*Reason: To ensure that development makes a positive contribution to the character and appearance of the area*'.

This would also be against the Moray Local Development plan 2020, where it states for area R2 (this development) '*Buildings fronting onto Forsyth Street must have slate roofs, **stone boundary walls** and have front gardens.*'

The Hopeman Community association strongly object to these plans to remove the walls stipulated In 20/00794/APP.

Yours faithfully

D Slater, Chairman.

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