

30 November 2015

FAO Mr Darren Westmacott
Committee Services Officer
Legal and Democratic Services
Moray Council
Elgin

Dear Sirs,

Re: LR138 – Appellant response to ‘Transportation Further Representation’

Thank you for providing sight of the ‘Further Representation’ and for the opportunity of reply. The Representation is well put together and, whilst the appellant respects the detail within, as well as the desire to seek an improvement to the current road access point, there are a few points that merit reply:

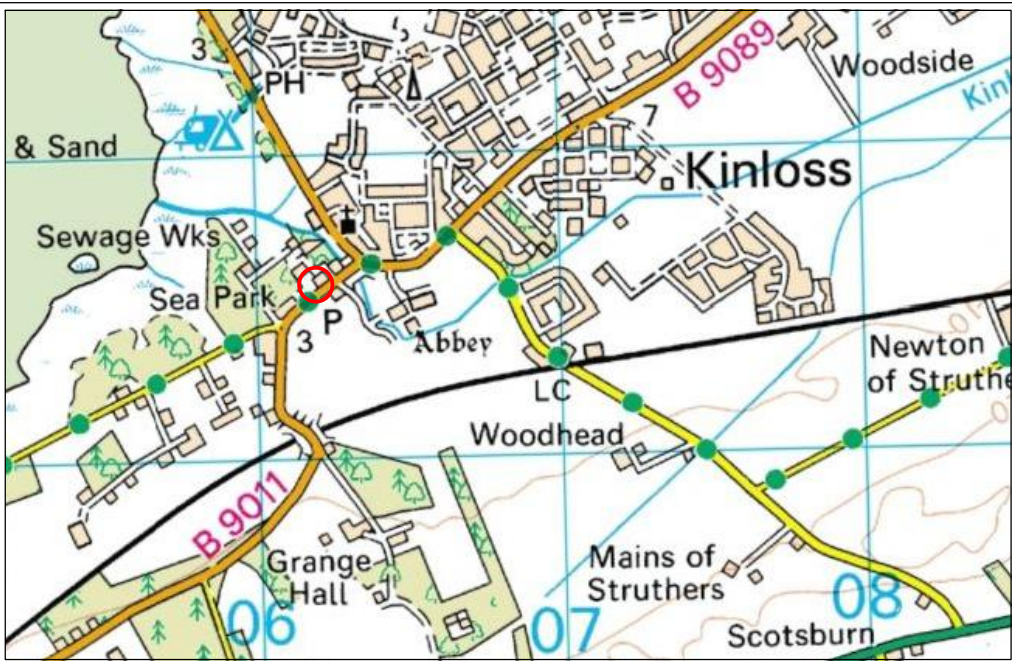
- 6 – please find enclosed a plan by Altype Plans showing min 18 parking spaces.
- 10 – it is noted that a level of intensification ‘tipping point’ is not provided.
- 11 – temporary cover is provided to shelter the working area during ‘spray’ restoration works.
- 12 – the intended use of the extension as a ‘vehicle restoration’ area is reiterated. Since doing bodywork in-house negates the need for outsourcing, garage traffic is more likely to be reduced than increased.
- 14 – the company’s business plan intentions are to employ a mechanic, in order to free the owner into a managerial role, as well as employ a young apprentice as part of a long-term succession plan. Whilst these plans become more certain if the building extension goes ahead, since the business becomes more robust, the corollary that these staff plans are based on vehicle intensification is misconceived.
- 19- it is understood that not all of the three affected landowners are happy with the proposal to take down the historic wall and alter the road verge to create the necessary splay.
- 21 – it is the appellant’s view that the belief that ‘the extension will lead to a concerning intensification’ is to misunderstand the nature of the planned extension.

Yours faithfully,

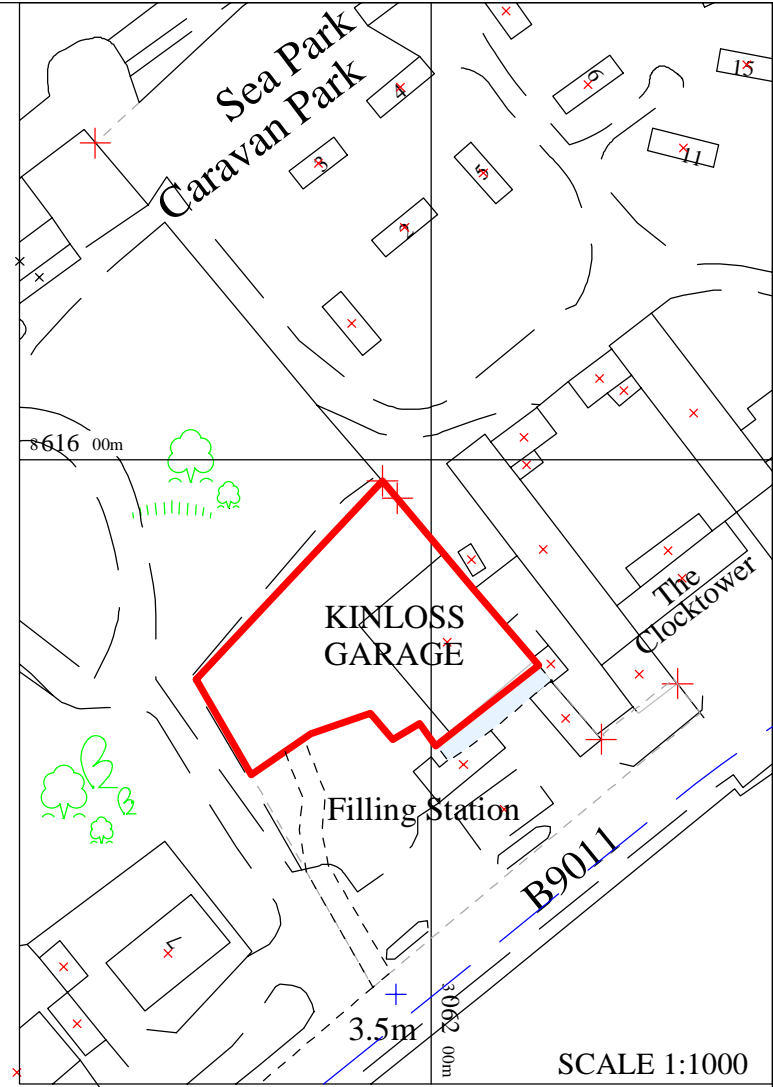


Dr Nick Brown
NB Planning and Architecture

Enc. Site plan showing car parking facilities (Altype Plans)

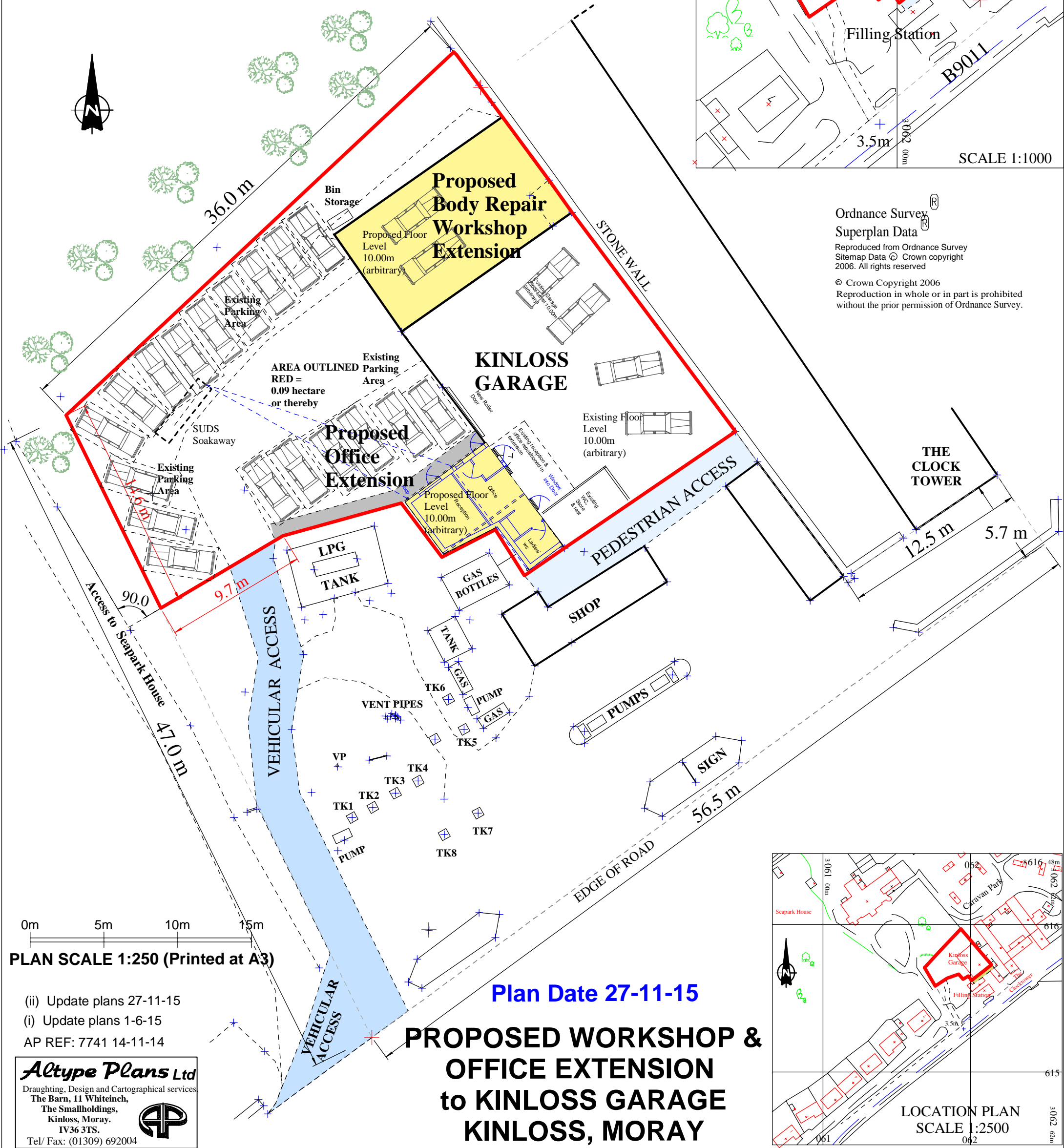


AREA PLAN SCALE 1:25000



SCALE 1:1000

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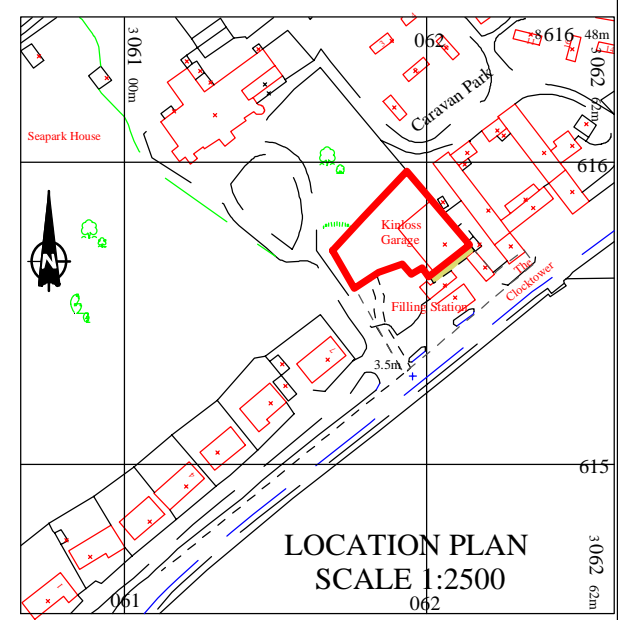
0m 5m 10m 15m
PLAN SCALE 1:250 (Printed at A3)

(ii) Update plans 27-11-15
 (i) Update plans 1-6-15
 AP REF: 7741 14-11-14

Altype Plans Ltd
 Draughting, Design and Cartographical services
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 The Smallholdings,
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 IV36 3TS.
 Tel/ Fax: (01309) 692004

Plan Date 27-11-15

PROPOSED WORKSHOP & OFFICE EXTENSION to KINLOSS GARAGE KINLOSS, MORAY



LOCATION PLAN SCALE 1:2500