
Local Review

LRB Ref 153

Planning Application Reference 16/0241/PPP Erect 4 dwellinghouses on Site to Rear of Heatherlea, Main Street, Tomintoul

Response from Transportation, Moray Council

1. This document is in response to the Notice of Review and the Statement of Case submitted by Interurban Developments Limited and sets out observations by Transportation on the application and the grounds for seeking a review.
2. This review concerns planning application 16/00241/PPP for the erection of four dwelling houses on a site to the rear of Heatherlea, Main Street, Tomintoul.
3. Transportation received the consultation for the planning application on 23rd March 2016. A copy of the consultation response is attached (TMC01), which details Transportation's objection on the grounds of Moray Local Plan Policy T5: Parking Standards.
4. The site is access via the U136H Tomnabat Lane which is narrow lane serving four existing properties. The road frontage of the site is some 20 metres long. There is no footway provision along the frontage of the site. A street lighting column is sited some 6 metres from the northern boundary of the site. Photographs from Transportation's site visit are attached (TMC02).
5. The application is for planning permission in principle for four 2 bedroom semi-detached houses. The Block Plan drawing submitted by the Appellant shows a site layout with four parking spaces, accessed from Tomnabat Lane. Pedestrian access within the site to the proposed houses is shown along the northern and southern boundaries and at a central point between the two blocks of houses.
6. The Moray Council Parking Standards for two bedroom houses are 2 spaces per dwelling. It should be noted that the 'Further Information' section of the Transportation consultation response (TMC01) contains an error where it refers to the parking standards for flats rather than houses. An extract from the Moray Council Parking Standards is attached to provide clarification on the required level of parking provision (TMC03).
7. The total number of parking spaces required for four 2-bedroom houses is eight spaces. The required width of a parking space is 2.5 metres. The minimum width for an access path to a property is 0.9 metres (Building Standards). When considering the layout shown on the Block Plan Transportation concluded that there was insufficient space on the site frontage to provide the required number of parking spaces and access to the proposed dwelling houses. Parking provision for the proposed development could therefore not be conditioned.
8. Tomnabat Lane is a narrow lane. The proposed parking provision represents a significant shortfall with only one parking space for each of the 2 bedroom dwelling houses. This shortfall would lead to indiscriminate on-street parking, by both residents and their visitors, which would reduce the available carriageway width for passing vehicles, including service vehicles, to the detriment of road safety.

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9. Transportation, respectfully, requests the MLRB to uphold the decision by the appointed officer. In particular on the grounds that Moray Local Development Plan Policy T5: Parking Standards is not satisfied.

Transportation
28 April 2016

Documents

TMC01 Transportation Consultation Response dated 7 April 2016

TMC02 Site Photographs

TMC03 Extract from Moray Council Parking Standards – page 21 parking rates for residential development.

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	6th April 2016
Planning Authority Reference	16/00241/PPP
Nature of Proposal (Description)	Erect 4 no dwellinghouses on
Site	Site To Rear Of Heatherlea Main Street Tomintoul Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133051370
Proposal Location Easting	317117
Proposal Location Northing	818301
Area of application site (Ha)	666 m²
Additional Comment	Urgent
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=O2KU76BGLLW00
Previous Application	16/00240/PPP 15/01995/PE 14/01037/APP
Date of Consultation	23rd March 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Interurban Developments Ltd
Applicant Organisation Name	
Applicant Address	36-1 High Street Perth Scotland PH1 5TQ
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Iain T Drummond
Case Officer Phone number	01343 563607
Case Officer email address	iain.drummond@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk

NOTE:

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the

two month determination period to be exceeded.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 16/00241/PPP

Erect 4 no dwellinghouses on Site To Rear Of Heatherlea Main Street Tomintoul Moray for Interurban Developments Ltd

I have the following comments to make on the application:-

- | | Please |
|---|-------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | <input checked="" type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

Objection(s)

The proposed development does not incorporate adequate on-site vehicular parking to the standard required by the Roads Authority. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment of road safety, and is contrary to Moray Local Development Plan 2015 Policy T5 Parking Standards.

Further Information

The proposed development is for four 2-bedroom flats with only four parking spaces. The parking standards for flats are 1.5 spaces per flat. The reduced rate of 1 parking space per flat is only available for affordable housing developments (where the applicant is a registered affordable housing provider).

A copy of the Moray Council parking standards can be found at:

<http://www.moray.gov.uk/downloads/file79871.pdf>

Contact: DA
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 7 April 2016

Return response to	consultation.planning@moray.gov.uk
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Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://public.moray.gov.uk/eplanning/>

TMC02 – SITE PHOTOGRAPHS



PARKING STANDARDS						
Development Type	Larger Settlements		Operational	Other Settlements		Notes
	Max	Min		Max	Min	
Class 9 Houses						
House (4 or more bedrooms)	3 spaces per house		Access layby required for rural location	3 spaces per house		Transport Assessment and Travel Plan required for developments over 50 houses.
House (3 or less bedrooms)	2 spaces per house		Access layby required for rural location	2 spaces per house		Transport Assessment and Travel Plan required for developments over 50 houses.
Flats (up to 2 bedrooms)	1.5 spaces per Flat			1.5 spaces per Flat		
Affordable Housing (3 or more bedrooms)	2 spaces per house					
Affordable Housing Flats (up to 2 bedrooms)	1 space per Flat					
Sheltered Housing	1 space per house					
Houses in Multiple Occupancy	1 space per Flat					