

Diane Anderson

Sent: 17 January 2012 09:18

Importance: High

From: Craig Wilson

Sent: 09 September 2011 09:38

To: 'Matthew.Hilton@cmdesign.biz'

Subject: FW: 10/02046/ful - Castle Inn, Caroline Street, Forres

Importance: High

Matthew,

See email below from roads and advise how you wish to proceed. Do you wish to pursue the roads issue or do you want the application determined as it stands?

Regards

Craig

Craig Wilson BA (Hons) MRTPI

Planning Officer (Listed Buildings & Conservation Areas)

Development Management

Environmental Services Department

The Moray Council

High Street

Elgin

Tel: 01343 [REDACTED]

From: Diane Anderson

Sent: 08 September 2011 11:51

To: Craig Wilson

Subject: RE: 10/02046/ful - Castle Inn, Caroline Street, Forres

Craig

The works at the Castle Inn at Caroline Street are considered to be a re-development of the site. As such the proposed development does not qualify for the Town Centre Zero Parking Policy which was approved at the Economic Development and Infrastructure Committee of 28 June 2011 which applies to existing buildings which are being re-used.

I accept the revisions to the parking layout demonstrate that 5 parking spaces can be accommodated with the proposed car park. However this still falls short of meeting the parking standards for a development of 8 flats (12 parking spaces).

It is my understanding that trading ceased at the Castle Inn approximately four years ago (which was not apparent at the time of the first consultation response dated 26 January 2011). The parking demand associated with the former public house has been absent from the surrounding road network for a significant period of time.

If the development was to proceed without the required number of parking spaces, then there would be parking demand associated with the proposed flats which could not be satisfied by the five parking spaces provided.

The onus is on the applicant to present their case as to why a departure from Parking Standards would be acceptable for this particular development. In addition to presenting their case for a departure from the Parking Standards, Transportation would be seeking satisfactory answers to the following questions:

What are the tenure arrangements for the proposed flats?

What will be the management arrangements for the parking spaces?

What will be written into the deeds of the properties with respect to the parking arrangements?

I will be in HQ this afternoon and can stop by if you have any queries.

Kind Regards

Diane Anderson
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HEAD OF DIRECT SERVICES - A. RITCHIE