

## Consultation Request Notification

	<b>The Moray Council</b>
Response Date	<b>8th April 2013</b>
Planning Authority Reference	<b>13/00482/APP</b>
Nature of Proposal (Description)	<b>Erection of hotel at</b>
Site	<b>Easter Coltfoot Farm Alves Moray</b>
Site Postcode	<b>N/A</b>
Site Gazetteer UPRN	<b>000133055526</b>
Proposal Location Easting	<b>312003</b>
Proposal Location Northing	<b>864447</b>
Area of application site (Ha)	<b>m<sup>2</sup></b>
Additional Comment	
Development Hierarchy Level	<b>LOCAL</b>
Supporting Documentation URL	<a href="http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=MJYAJEBG02M00">http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&amp;keyVal=MJYAJEBG02M00</a>
Previous Application	<b>10/02055/APP 07/01557/FUL 07/00833/FUL</b>
Date of Consultation	<b>25th March 2013</b>
Is this a re-consultation of an existing application?	<b>No</b>
Applicant Name	<b>Mr Peter Smith</b>
Applicant Organisation Name	
Applicant Address	<b>2 Damhead Steading Kinloss Forres Moray IV36 3UA</b>
Agent Name	
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	<b>N/A</b>
Case Officer	<b>Maurice Booth</b>
Case Officer Phone number	<b>01343 563274</b>
Case Officer email address	<b>maurice.booth@moray.gov.uk</b>
PA Response To	<b>consultation.planning@moray.gov.uk</b>

**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.

## MORAY COUNCIL

### PLANNING CONSULTATION RESPONSE

**From:** Transportation Manager

**Planning Application Ref. No: 13/00482/APP**

**Erection of hotel at Easter Coltfeld Farm Alves Moray for Mr Peter Smith**

I consider:-

- |  | <b>Please</b>                       |
|--|-------------------------------------|
| (a) that the application should be refused ( <i>please state reasons below</i> )   | <input checked="" type="checkbox"/> |
| (b) that the application should be approved unconditionally  | <input checked="" type="checkbox"/> |
| (c) that the application should be approved, subject to certain conditions ( <i>please state conditions and comments below</i> )           | <input type="checkbox"/>            |
| (d) that in addition to the above recommendation further information should be passed to the applicant ( <i>please state these below</i> ) | <input type="checkbox"/>            |
| (e) that further information is required in order to consider the application.   | <input checked="" type="checkbox"/> |
| (f) Other (please state comments below)  | <input type="checkbox"/>            |

#### **Preamble**

The proposed development is for a hotel with 22 bedrooms, restaurant area, bar area and fitness area with 55 parking spaces. The hotel/restaurant would be accessed via the U58E Wester Alves Road, which is a single track road with limited passing places and restricted forward visibility at various locations.

The application appears to be identical to that of the previous application for this site (10/02055/APP) in terms of the layout of the building, numbers of bedrooms, parking provision and facilities (Bar, Restaurant and Fitness Room) etc however no supporting information has been submitted by the applicant in terms of the transport impact of the development or the proposed mitigation works to the road network to accommodate the development.

Transportation consider that the scale of the proposed development would have a significant impact on the road network, that a robust assessment of the impact of the development and mitigation works would be required to ensure that the road infrastructure serving the development was suitable and safe in accordance with the requirements of Moray Local Plan Policy T2 and Moray Local Plan Policy IMP1 which state:

#### **MLP2008 Policy T2: Provision of Road Access**

The Council will require that a suitable and safe road access from the public highway is provided to serve new development and where appropriate any necessary modifications to the existing road network to mitigate the impact of development traffic, and the provision of appropriate facilities for public transport, cycling, and pedestrians. Access proposals that have a significant adverse impact on the surrounding landscape and environment that cannot be mitigated will be refused.

#### **MLP2008 Policy IMP1: Development Requirements**

c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development.

**Reasons for Refusal**

The proposed development would have a significant impact on the road network. No supporting information has been submitted which assesses the level of the development impact on the road network or any proposed mitigation required to ensure that the road infrastructure serving the development will be suitable and safe in accordance with Moray Local Plan Policies T2 and IMP1.

**Further information required to consider the application**

In order to reconsider the current recommendation a Transport Statement (the scoping for which must be agreed with Moray Council Transportation) requires to be submitted for consideration.

Details of proposals for mitigation of the development impact on the road network also need to be submitted and agreed with Transportation.

**Contact: Transport Development**  
**email address:** transport.develop@moray.gov.uk  
**Consultee: Transportation**

**Date...**02/04/13.....  
**Phone No** .....

<b>Return response to</b>	<b>consultation.planning@moray.gov.uk</b>
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Please note that information associated with the application will be published on the Council's website at <http://public.moray.gov.uk/eplanning>.