

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	4th February 2011
Planning Authority Reference	10/02055/APP
Nature of Proposal (Description)	Erection of hotel at
Site	Easter Coltfeld Farm Alves Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133055526
Proposal Location Easting	312003
Proposal Location Northing	864447
Area of application site (Ha)	m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=L CUQ25BG02M00
Previous Application	10/00435/APP
Date of Consultation	21st January 2011
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Peter Smith
Applicant Organisation Name	
Applicant Address	2 Damhead Steading Kinloss Forres Moray IV36 3UA
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: 10/02055/APP

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

I consider:-

	Please
	x
(a) that the application should be refused (<i>please state reasons below</i>)	X
(b) that the application should be approved unconditionally	<input 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 type="checkbox"/>

Reasons for refusal

MLP2008 Policy T2: Provision of Road Access

The proposed development is for a hotel with 22 bedrooms and a 90 sqm restaurant area and a 100 sqm bar area. The hotel/restaurant would be access via the U58E Wester Alves Road, which is a single track road with limited passing places and restricted forward visibility at some locations. There is also evidence of verge over run at locations along this road.

The operation of this hotel and restaurant would be a significant intensification of use at this location and would add traffic to the U58E Wester Alves Road in terms of movements by guests, staff, diners at the restaurant and deliveries. It is unclear from the planning application drawings and material supplied as to the number of and size of additional vehicles which would be associated with the daily operation of the hotel. This information is required to assess this planning application and it is requested that the applicant supplies the information required by filling form TA 1 and the rural development check list (attached to email).

The information will assist in determining the impact of the development on the public road network and the extent of upgrading required along the U58E from the A96 (to the south) to the B9089 (to the north). Note: the applicant has previously stated that traffic would only be accessing the site from the B9089 to the north. Transportation does not agree with this statement and consider that traffic would be accessing the site from both from the B9089 to the north and the A96 to the south.

Should the applicant take into account the above information requirements and submit the required information to the satisfaction of Transportation, then Transportation will review this recommendation.

Conditions

Further information to be passed to applicant

Further information required to consider the application

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

Date 3 February 2011
Phone No x2557

Return response to	consultation.planning@moray.gov.uk
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Please note information about the application, including this consultation response may be published on the Moray Council's website.