



ENVIRONMENTAL SERVICES

Diane Anderson
Senior Engineer

PO Box 6760
Elgin, Moray IV30 9BX

Telephone: 01343 563782

Fax: 01343 563990

email: diane.anderson@moray.gov.uk

Website: www.moray.gov.uk

Our reference: DA/LRB172

Your reference: MLRB0172/ACK

Chief Legal Officer
Per Mr D Westmacott
Committee Services
The Moray Council
High Street
ELGIN
IV30 1BX

21 November 2016

Dear Sir

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL
REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008
REQUEST FOR REVIEW: PLANNING APPLICATION 16/01305/APP SITE 7NO SELF
STORAGE CONTAINERS ON SITE TO REAR OF 24 26 AND 28 HIGH STREET
FORRES**

I refer to your letter dated 7 November 2016.

I respond on behalf of the Transportation Manager with respect to our observations on the applicant's grounds for seeking a review of the planning authority's decision to refuse the above planning application.

Transportation has reviewed the appellant's grounds for review and the associated documents, and submits the attached representation with associated documents in response.

Yours faithfully

Diane Anderson
Senior Engineer

Enclosures:

LRB # 172	Transportation Response Issued 21 November 2016
TMC01	Transportation Consultation Response dated 08 th September 2016
TMC02	Photographs from Transportation Site Visits

Local Review

LRB Ref 172

Planning Application Reference 16/01305/APP Site 7no self-storage containers on Site To Rear Of 24 26 And 28 High Street, Forres

Response from Transportation, Moray Council

1. This document is in response to the Notice of Review and the Statement of Case submitted on behalf of Mr Carlo Miele and sets out observations by Transportation on the application and the grounds for seeking a review.
2. This review concerns planning application 16/01305/APP for the siting of 7no self-storage containers located to the rear of nos. 24-28 High Street Forres. The access to this site is via a private road which itself takes access via the U173E Leys Road.
3. Transportation received the consultation for planning application 16/01305/APP on 22nd August 2016. A copy of the consultation response is attached (**TMC01**), which details Transportation's objection on the grounds of Moray Local Development Plan 2015 Policy T5: Parking Standards.
4. Transportation's visits to this site noted the presence of parked vehicles on the private road, which restricts the available road width and obstructs the small turning area which has been provided. Photographs taken during the site visits are attached (**TMC02**).
5. The private road serves as an access to a mixture of residential and commercial properties and is therefore used by both cars and larger vehicles such as heavy goods vehicles.
6. Transportation's objection to the proposed development relates to insufficient parking and manoeuvring space within the development site. Drawing no BP/1, submitted as part of planning application 16/01305/APP, indicates that the development would provide two parking spaces within the site. However Transportation considers that manoeuvring into the western of the two parking spaces, whilst there is a vehicle parked in the eastern of the two parking spaces, would be impossible.
7. Furthermore the size of parking spaces shown on Drawing no BP/1 is only 2.4 metres by 4.8 metres. It is not unusual for vehicles accessing self-storage units to be larger than a car, e.g. a transit van. Transportation considers that there is only sufficient space to accommodate parking and manoeuvring of one vehicle within the site.
8. The proposed development is for storage units and the usual behaviour of visitors to such units would be to park as close as possible to minimise the distance that items (sometimes large items such as furniture) would need to be carried. Those visitors unable to park within the site would therefore park as close as possible to the proposed storage units on the adjacent private road.
9. The existence of ad hoc parking within the vicinity of the site is a matter of fact. However the additional demand for parking, as close as possible to the proposed storage units, which cannot fully be accommodated within the site would further exacerbate existing access issues, and may also potentially result in emergency vehicles being unable to access properties within the private road.

Local Review

LRB Ref 172

Planning Application Reference 16/01305/APP Site 7no self-storage containers on Site To Rear Of 24 26 And 28 High Street, Forres

10. Transportation, respectfully, requests the MLRB to uphold the decision by the appointed officer. In particular on the grounds that Moray Local Plan Policy T5: Parking Standards.

Transportation

21 November 2016

Documents

TMC01	Transportation Consultation Response dated 08 th September 2016
TMC02	Photographs from Site Visit on 26th August 2016

Consultation Request Notification

Planning Authority Name	The Moray Council
Response Date	5th September 2016
Planning Authority Reference	16/01305/APP
Nature of Proposal (Description)	Site 7no self storage containers on
Site	Site To Rear Of 24 26 And 28 High Street Forres Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133040925
Proposal Location Easting	303488
Proposal Location Northing	858784
Area of application site (Ha)	242 m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=OBXSPMBGM1Z00
Previous Application	16/01133/ID 04/01891/FUL 04/02084/CON
Date of Consultation	22nd August 2016
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Carlo Miele
Applicant Organisation Name	
Applicant Address	Per Agent
Agent Name	IH Design
Agent Organisation Name	
Agent Address	Eilean Dubh 12 Councillors Walk Forres Moray IV36 1HA
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Derek Wilson
Case Officer Phone number	01343 563479
Case Officer email address	derek.wilson@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: 16/01305/APP

Site 7no self storage containers on Site To Rear Of 24 26 And 28 High Street Forres Moray for Mr Carlo Miele

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

Please

- | | | |
|-----|---|--------------------------|
| (a) | I OBJECT to the application for the reason(s) as stated below | X |
| (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"/> |

This application is for 7no self-storage containers within a site served by a private road, which itself takes access via the U173E Leys Road.

The private road serves as access to a mixture of residential and commercial properties and therefore is used by both cars and larger vehicles such as Heavy Goods Vehicles which require access for delivery purposes.

The private road is regularly subject to ad-hoc parking, often resulting in problems with the larger vehicles gaining access and/or being able to manoeuvre as required within the site. A small turning head exists but this is regularly occupied by parked vehicles.

The parking/ manoeuvring issues have resulted in a number of complaints to the Moray Council Traffic team.

The proposed parking/ turning provision is inadequate within the site. It is likely that the additional vehicles associated with this proposed development which could not be accommodated within the site would further exacerbate existing access issues, and may also potentially result in emergency vehicles being unable to access properties within the private road.

Reason(s) for objection

Moray Local Development Plan 2015 - Policy T5 Parking Standards

The proposal does not incorporate adequate on-site vehicular parking and turning facilities to meet the Moray Council Standards. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in parking within the adjacent area, both to the detriment of road safety and access to properties.

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

Date 08 September 2016

Return response to	consultation.planning@moray.gov.uk
---------------------------	---

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/>. (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.

TMC02 - Photographs from Site Visits



TMC02 - Photographs from Site Visits

