



design consultants

Phone: 01343 842635
Fax: 01343 842785
Mobile: 07766 315501
Email: ctkplans@aol.com
Web: <http://members.aol.com/ctkplans>

Main Street, Urquhart, Elgin, Moray, IV30 8LG

Legal and Democratic Services
Moray Council
High Street
Elgin
Moray
IV30 1BX

Our Ref CTK/CK/16-68

Date 18 December 2017

Dear Sir,

**CHANGE OF USE OF FORMER BARBERS SHOP TO HOT FOOD
TAKEAWAY AT 1 SPRINGFIELD ROAD, NEW ELGIN, ELGIN IV30 6BY**

In response to Transportation's comments I would respectfully suggest that both Pizza properties are using public car parking facilities and not "dedicated" spaces as suggested. From viewing the site and the application we cannot see how any dedicated parking parking or loading can be achieved. Comments on the lack of provision of parking for the hospital and the Council's own offices have gone unmentioned. The Council's other building on Quarry Road in Elgin is yet another example of under provision of parking as every day this road is nose to tail with parked vehicles on Quarry Road. I would suggest that this road is far busier than this particular area of Springfield Road that the application is covering.

The photographs provided of vehicles parked at "peak" times for the take away do not demonstrate how many are local residents and how many are clients using the takeaway. Even if these vehicles were all using the take away facility, the time span for parking is minutes. This is not a busy street at all. Yes there are times as the photograph demonstrates that there are cars parked here for minutes, not permanent, all day as noted above. Wherever you have hot food takeaways you have little spells around tea time where parking outside these premises are at a peak but the parking is for a small time only.



It certainly appears to be the case that parking is only an issue for some in Moray. Council car parking is totally insufficient as every street within 500m is "full up" by 8.30am every weekday morning. The hospital is exactly the same. This proposal will generate vehicles stopping for short whiles in an area which has as far back as I can remember always been busy around tea time but there are no recorded incidents of accidents. Perhaps Transportation or the Police could refute this but this proposal is in an area which could be one of the quietest roads in all of Elgin in terms of vehicular movements.

No one is saying that this change of use will not generate additional vehicles but when taken in context of the times vehicles will visit the premises, the actual location of the building, the provision of facility for the area and also the income to the council in terms of rates, surely it is worth restoring this building. Cars are not going to double park or be left abandoned while people pick up their meals, people will simply do what council and hospital workers do and that is find a parking space in the surrounding streets.

This has always been a commercial corner of New Elgin. Anyone who has moved to this area in the last 60 years will know that there has always been a commercial aspect to this area. This means that cars will come and go to use these facilities. Why is our client being singled out for exclusion on the grounds of lack of dedicated parking?

Yours faithfully

COLIN T KEIR

enc.