



Moray Architectural Services

Clerk to the Local Review Body

Moray Council

High Street

Elgin

13/03/2018

Your Ref:17/01619/APP

Dear Sirs

HMO -18 South Guildry Street,Elgin

I refer to previous comments and the most recent comments/objections regarding our application. My comments on correspondence to the review body is as follows:-

The roads department have come up with a reason for treating our application differently about parking but have not adequately explained why a student in Bishopmill does not need a car when an application next to the college is more likely to own a car when the opposite is the more likely event given the application is for a **property next door to the college. Surely parking can not be dictated by who owns the building?** The simple fact that students are on a very limited budget and as such can afford cars and why would they if living next door to their work. I firmly believe the transport department have made a wrong decision here or at least offered a compromise.

With regard to the other objections we can assure the Review Body that it is just not a student that will be managing the property. A key tenant is there for small things like bins, but the property owners will be inspecting on a regular basis to ensure there are no complaints and will have a lease that will have conditions on the tenancy on matters like noise, tidiness and good behaviour. Any student not abiding by these rules will be evicted.

I believe that comments on students being likely to be anti-social is not a reflection of the modern student and if I may add a personal thought that it biased to frame a particular group like that.

There is a demand for student accommodation in Moray and this application reflects that need and to be adjacent to the college is perfect for students.

I would also add that my clients are open to conditions of consent with regard to cars, etc as they are most anxious to produce a successful development with minimum impact.

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Finally, if this application is refused then it could revert to a large family home or Guest house which will produce more traffic, In fact one objector has commented that the previous owners had 3 cars at a time when multiple family car ownership was less popular than now

Your Faithfully

Alastair M Rennie

Design Director

Moray Architectural Services