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Legal and Democratic Services
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Our Ref CTK/CK/16-87

Date 02 May 2018

Dear Sir,

**CONVERT PART OF BAR TO 3 FLATS AT THE GOLDEN PHEASANT,
NORTH STREET, BISHOPMILL, ELGIN.**

We are in receipt of your email and the letter from Transportation with their comments and photographs. We should respond as follows.

Paragraphs 9/10/11. The distances from the buildings to the carriageway at Brodie Drive are exactly the same as the Golden Pheasant. We accept that there is more width but the visibility is restricted. We refer to our original comments where we state there are no recorded accidents in this location involving either vehicles or pedestrians.

Traffic moves very slowly in this area due to the traffic lights at Morrision Road and also at North Street near to the Appeal site. The car park to the Bar has been closed to the public but my client and his partner have both used the car park at the rear on a regular basis. We do not anticipate addition vehicular movement from this entrance/exit as the two one bedroom flats are targeting people who most likely do not use a car and the bigger flat will be used by the applicant. The amount of vehicular movement from these premises will be extremely limited.

At present this proposal could be the only salvation for this building. Drink driving laws and now the minimum price for alcohol will finish many small public houses. If this application is refused and the bar closes, the building will become derelict with no new use available. It has a dedicated car park and has had this for nearly 50 years but any change of use will require the




provision of parking. Our client can provide parking in an existing car park but despite reducing the bar by 66% this is a reason to refuse a change of use.

With respect we ask on behalf of our client that you understand that the high rates, the drink driving laws and cost of alcohol is driving pubs to the wall and changes have to be made for people to have their businesses survive. The worst case scenario is that 2 new occupants of the one bedroom flats MAY own a car. Is this scenario enough to have this business go to the wall and have a prominent building fall into disrepair?

Our attached photographs show

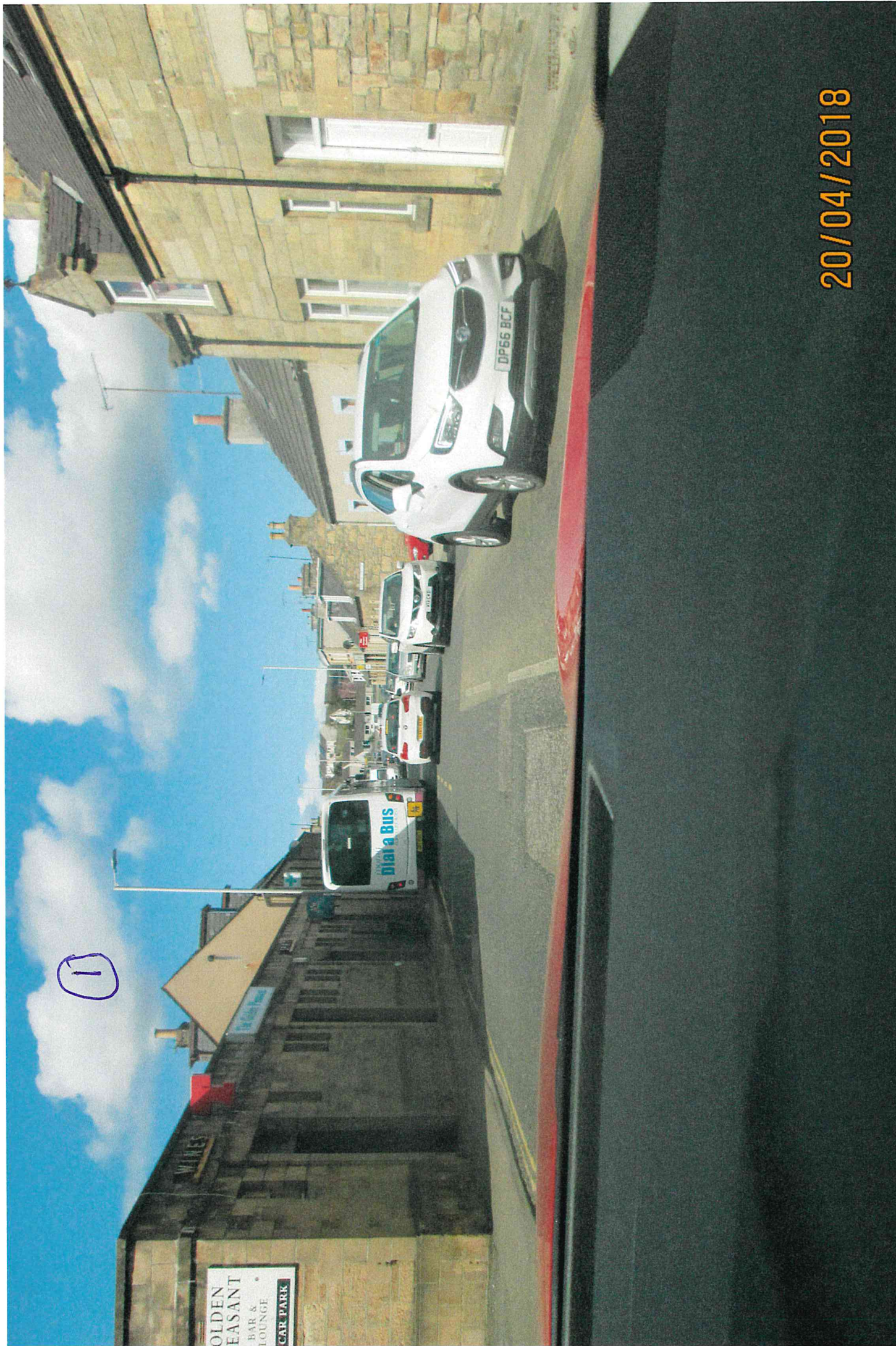
1. Traffic at busy times. All slow moving so is exiting the Golden Pheasant any worse than trying to exit from Blantyre Place?
2. The view Northwards set back 2.4 meters at Brodie Drive junction.
3. The view South from Brodie Drive junction.

Yours faithfully

A large black rectangular redaction box covering the signature area.

COLIN T KEIR

enc.



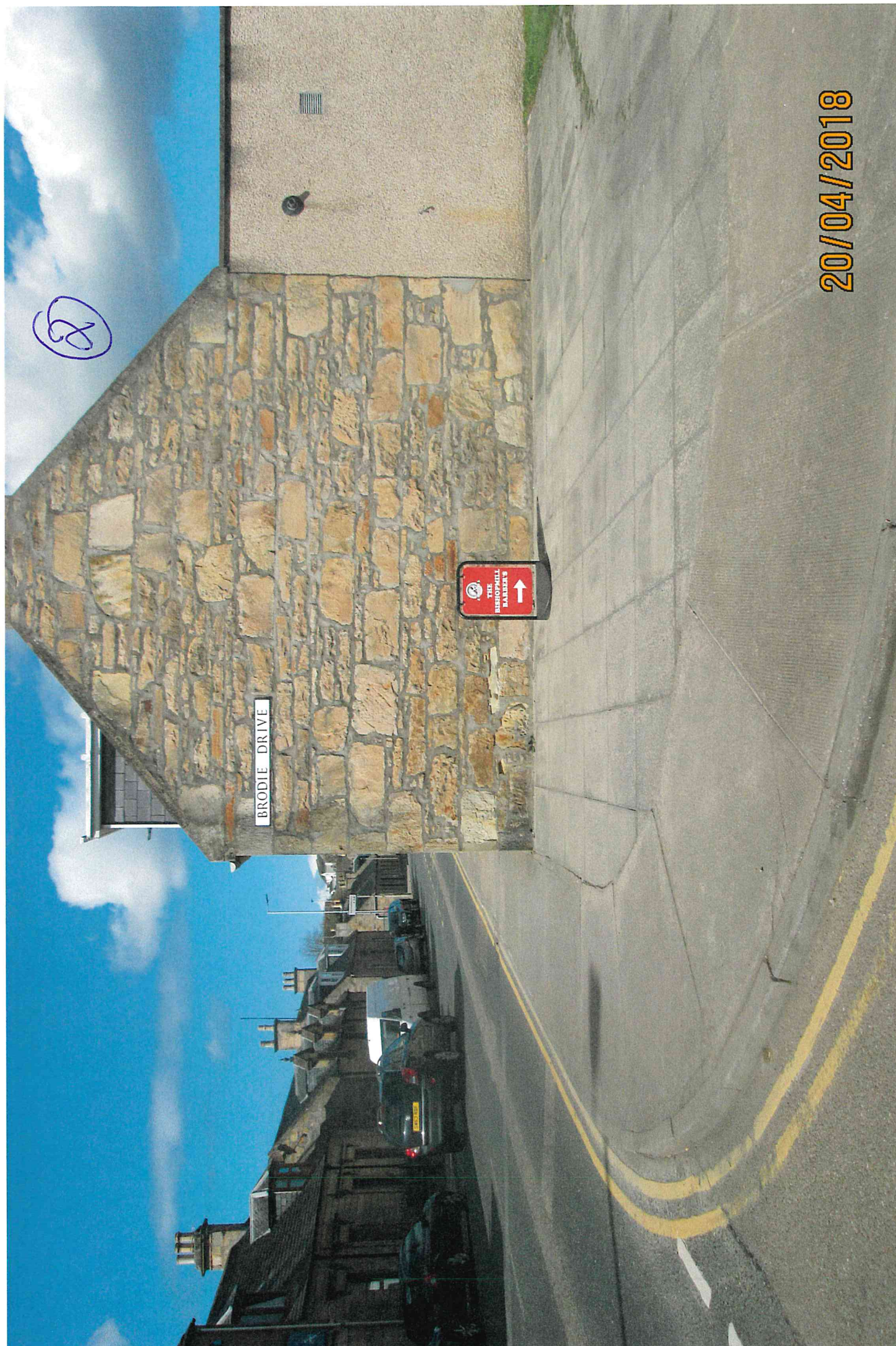
①

OLDEN
EASANT
BAR &
LOUNGE
CAR PARK

Dial a Bus

DP66 BCF

20/04/2018



2

BRODIE DRIVE

BISHOPMILL
BARBERS

20/04/2018

BRODIE DRIVE

3

THE BISHOPMILL BARBER'S
←

20/04/2018