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Our Ref: 06/00426/OUT

Your Ref:

Web Site: www.moray.gov.uk

6th March 2006

Transportation Manager
Direct Services
Environmental Services Department
The Moray Council
Academy Street
Elgin



Dear Sir(s)/Madam

PLANNING APPLICATION CONSULTATION

Planning Application Ref. No: 06/00426/OUT

Outline to form 3no private house plots at Walkers Crescent Lhanbryde Moray for Robertson Homes Limited

Grid Ref: 327166

Previous Appl. No:

861338

I enclose documents describing the above planning application and it would be helpful to have your observations **within 14 days**.

In your answer it would be of assistance if you would clearly indicate whether you consider:-

- (a) that the application should be refused (*please state reasons on a separate sheet*)
- (b) that the application should be approved unconditionally
- (c) that the application should be approved, subject to certain conditions (*Please state conditions and comments on a separate sheet*)
- (d) that in addition to the above recommendation further information should be passed to the applicant (*Please state these on a separate sheet*)

Please

☒ SEE
ATTACHED
SHEET

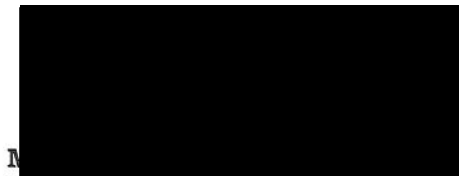
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If I do not hear from you **within 14 days** I will assume you have no comment to make. At this stage my initial comments, if any, are attached.

Yours faithfully



Development Control Manager

Encs

Please photocopy, sign



return to Development Control Manager.

Please return all plans

PLANNING APPLICATION REF: 06/00426/OUT
3 NEW PRIVATE HOUSE PLOTS
WALKERS CRESCENT, LHANBRYDE

The proposed house plots are located on a vacant area of ground behind "Balnakyle" in Walkers Crescent, Lhanbryde. Access is to be via Walkers Crescent and an existing private driveway between "Balnakyle" and "Shangri-La".

Walkers Crescent is a Private (Unadopted) Road. The implication of this is that The Moray Council have an undertaking to maintain the surface of the road only, in all other aspects it is a private road. The road is generally in a poor condition as its status indicates. The likelihood is that the impact of construction traffic on this road, the construction of which is unknown, will be seriously detrimental and may require extensive remedial works to rectify damage caused during construction.

In addition to the surfacing which, as stated above, is not in good condition the road is of narrow width, there are no footways, and the junctions with the public road network are extremely restricted. Limited private parking provision can lead to overflows of parked vehicles onto the road at peak periods. In short, it is not the type of road that can comfortably accommodate any increase in vehicular traffic.

The private driveway serving the site from Walkers Crescent is even more restricted. The useable vehicle width is approximately 3m, it is not surfaced and it is supported on its west side by a historic retaining wall of unknown condition. It is therefore considered suitable as a private driveway only and would therefore normally be expected to access a maximum of two properties (it already serves "Bryloch" and "Balnakyle"). It is normal for a road serving more than this number of houses to be of adoptable standard. It is questionable whether any vehicle larger than a car could make the turn from the site onto the driveway which would obviously restrict access to the site for service and emergency vehicles.

Additionally this track is clearly a well-used local pedestrian route linking Kirkhill to the village services and is also a natural route to the local primary school for children coming from Kirkhill. Increasing vehicular/pedestrian conflict on this path is not in the best interests of pedestrian safety, and this is obviously of heightened concerns when the route is considered to be a regularly used route to a primary school.

Even if it were considered acceptable to allow access via the driveway a high hedge currently completely obscures visibility for any vehicles leaving the proposed site onto the drive, increasing concerns regarding vehicle/pedestrian conflict still further at this point. It is unclear as to whether it would be possible to remove or lower this hedge to improve visibility as the hedge is likely to be outwith the applicant's ownership. There are also visibility restrictions at the junction between the drive and Walkers Crescent which give rise to similar road safety concerns as expressed above. It does not appear likely that this issue could be resolved as the restrictions are located within private garden ground outwith the applicant's control.

Policy L/T4 requires any new development to be served by a safe and suitable access from the public highway. For all of the reasons listed above the increased usage of the access to this site has potential to have a seriously detrimental effect on road safety. I therefore do not consider it to be either a safe or suitable access for even the limited traffic that would be generated by the proposed three house development.