

10/02055/APP Coltfield Hotel - application update

Friday, 15 April, 2011 14:37

From: "Iain Drummond" <Iain.Drummond@moray.gov.uk>
To: "Peter Smith" [REDACTED]
Cc: "Diane Anderson" <Diane.Anderson@moray.gov.uk>

Peter,

As I am going on leave for 2 weeks after today I thought it may be useful if I provide a summary of the current position of the above application.

In terms of consultation responses, I can confirm that the only outstanding issue that requires to be resolved is in relation to comments received from Transportation. The concerns raised in their response dated 24 March 2011 confirms that at present they are recommending that the application be refused on road safety grounds. The response also details what works would be required in order to address these concerns. I note that you feel these works are too onerous and do not reflect the scale and impact of the development and on this basis Transportation have suggested that you submit a Transportation Statement through an appropriate transportation consultant to back up your view, however, Transportation have confirmed that it is highly likely that the Transportation Statement will confirm Transportations position. However, if you do decide to submit a Transportation Statement then the scope would cover the following key areas;

- Development Trips;
- Access to the development (including walking, cycling and public transport);
- Consideration of objections raising transportation issues (including third parties);
- An appraisal of road safety and forward visibility on the single track roads leading to the site from the A96 and the B9089; and
- Mitigation proposals.

It should be noted that farm and property accesses are not part of the public road and therefore cannot be included in the appraisal of passing places.

If you do not address the concerns raised by Transportation this is likely to result in the application being refused.

Kind regards

Iain

Planning Officer
Development Services
The Moray Council
High Street
Elgin
IV30 1BX

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