

**Zac Johnson**

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**From:** "Gordon Holland" <Gordon.Holland@moray.gov.uk>  
**To:** [REDACTED]  
**Sent:** 19 July 2011 10:37  
**Subject:** Coltfeld Hotel Proposal.  
 Peter,

I refer to your request for passing place costs in your telephone call earlier today.

I confirm the road network modifications identified by Transportation in relation to the above development are:

- Provision of 10 new passing places; and
- road widening to at least 5.5 metres along part of the frontage of the site (north of the Site Access to Coltfeld Crossroads)

The widening of the U58E Wester Alves Road to at least 5.5m along the frontage of the site from the Coltfeld Crossroads to a point north of the site access would be delivered by you, in accordance with an appropriate planning condition.

Without prejudice, a financial payment to the Council in lieu of works (contribution) requires internal discussions with Planning and Legal Services on the detail of an appropriate legal agreement and would be on the basis of 10 passing places at £7,590. The total contribution for passing places would be £75,900.

I hope that this is the correct e-mail address for you – it would be helpful if you would confirm that this has got to you.

Gordon

Gordon Holland  
 Transportation Manager  
 The Moray Council<:p>  
 01343 562514

03/08/2011

**90469: Meeting Summary with Moray Council Roads Department**

Friday, 27 May, 2011 11:17

**From:** "Kevin Malone" <kevin.malone@fairhurst.co.uk>  
**To:** [REDACTED]  
**Cc:** "Kenn Clark" <kenn.clark@fairhurst.co.uk>

Peter,

I have provided a summary of the meeting with Diane Anderson and Richard Geering of Moray Council (MC) Roads Department 19/05/11 below.

- MC feel justified in asking for the 10 new passing places and 3 upgrades to existing passing places and at this point are unwavering in this request. There was no further mention of provision of the two lane section from the entrance to the adjacent road.
- Under current planning policy, they have the right to request 1 passing place per dwelling unit.
- Although in the calculation for planning gain assessed the proposed hotel as the equivalent of 3 dwellings, this approach is not one adopted by MC Roads Department.
- There is no standard calculation they use to provide an equivalent of how many dwellings the hotel would be, but they are comfortable that what they are asking is fitting for the size of the development. For instance, the number of parking spaces being provided would equate the hotel to approximately 18 dwellings. Although they would not suggest 18 passing places would be required.
- They have stipulated that they are asking for this provision as they can and they feel it is what is required to bring the road in line with current guidance. It is however, not based on a safety concern relevant to historic accident data.
- The Tullock development was approved prior to the publication of current passing place guidance and has not been required to provide any additional passing places
- MC state that should you wish to proceed on this basis they would prefer works to be completed by you prior to completion of the hotel. Should this not be the case a contribution of £7,590 per passing place would be requested

Further to our telephone conversation yesterday, I am currently awaiting response from Elaine Penny regarding a cost for the accident data. I will chase this further if I have not heard back by lunchtime.

Kind Regards

Kevin

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10/02055/APP - Erection of a Hotel at Easter Coltfeld

Wednesday, 3 August, 2011 10:01

From: "Iain Drummond" <Iain.Drummond@moray.gov.uk>

To: "Peter Smith" [REDACTED]

1 File (8KB)



Coltfeld Hot

Peter,

With regard to our earlier telephone discussion, could you please confirm that you are willing to provide the contribution as requested in the attached email and enter into a Section 75 agreement to secure this contribution.

Kind regards

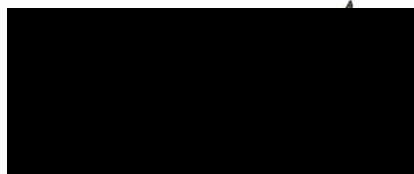
Iain

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

Phone: (01343) 563607

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I Confirm this 3 8 2011



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Forwarded Message: Coltfeld Hotel Proposal.

Tuesday, 19 July, 2011 10:37

Coltfeld Hotel Proposal.

From: "Gordon Holland" <Gordon.Holland@moray.gov.uk>

To: [REDACTED]

Peter,