Consultation Request Notification

	The Moray Council
Response Date	8th April 2013
Planning Authority Reference	13/00482/APP
Nature of Proposal	Erection of hotel at
(Description)	
Site	Easter Coltfield Farm
	Alves
	Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133055526
Proposal Location Easting	312003
Proposal Location Northing	864447
Area of application site (Ha)	m ²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation	http://public.moray.gov.uk/eplanning/centralDis
URL	tribution.do?caseType=Application&keyVal=M
	JYAJEBG02M00
Previous Application	10/02055/APP
	07/01557/FUL
	07/00833/FUL
Date of Consultation	25th March 2013
Is this a re-consultation of an	No
existing application?	
Applicant Name	Mr Peter Smith
Applicant Organisation Name	
Applicant Address	2 Damhead Steading
	Kinloss
	Forres
	Moray IV36 3UA
Agent Name	1100 000
Agent Organisation Name	
Agent Address	
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Maurice Booth
Case Officer Phone number	01343 563274
Case Officer email address	maurice.booth@moray.gov.uk
PA Response To	consultation.planning@moray.gov.uk
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NOTE

If you do not respond by the response date, it will be assumed that you have no comment to make.

The statutory period allowed for a consultation response is 14 days. Due to scheduling pressures if a definitive response is not received within 21 days this may well cause the two month determination period to be exceeded.

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 13/00482/APP
Erection of hotel at Easter Coltfield Farm Alves Moray for Mr Peter Smith

I consider:-

		Please
		X
(a)	that the application should be refused (please state reasons below)	X
(b)	that the application should be approved unconditionally	
(c)	that the application should be approved, subject to certain conditions (please state conditions and comments below)	
(d)	that in addition to the above recommendation further information should be passed to the applicant (please state these below	
(e) (f)	that further information is required in order to consider the application. Other (please state comments below)	

Preamble

This updated response takes into consideration the content of the email sent by the applicant to the Planning Officer dated 8 April 2013. It is understood from that email that no further information will be submitted to support this planning application.

The proposed development is for a hotel with 22 bedrooms, restaurant area, bar area and fitness area with 55 parking spaces. The hotel/restaurant would be accessed via the U58E Wester Alves Road, which is a single track road with limited passing places and restricted forward visibility at various locations.

The application appears to be identical to that of the previous application for this site (10/02055/APP) in terms of the layout of the building, numbers of bedrooms, parking provision and facilities (Bar, Restaurant and Fitness Room) etc. As there will be no further information submitted for this current application, Transportation has utilised the information submitted for the previous planning application 10/02055/APP in assessing this application and making the following recommendation.

Reasons for Refusal

MLP2008 Policy T2: Provision of Road Access

The Council will require that a suitable and safe road access from the public highway is provided to serve new development and where appropriate any necessary modifications to the existing road network to mitigate the impact of development traffic, and the provision of appropriate facilities for public transport, cycling, and pedestrians. Access proposals that have a significant adverse impact on the surrounding landscape and environment that cannot be mitigated will be refused.

MLP2008 Policy IMP1: Development Requirements

c. adequate roads, public transport, and cycling and footpath provision must be available, at a level appropriate to the development.

The proposed development is for a hotel with 22 bedrooms and a 90m² restaurant area and a 100m² bar area with 55 parking spaces. The hotel/restaurant would be accessed via the U58E Wester Alves Road, which is a single track road with limited passing places and restricted forward visibility at various locations.

The guidance within Chapter 23 of the Aberdeenshire Standards and Design Manual for Roads and Bridges (DMRB) have been omitted from the Transportation Statement. Both of these documents highlight the shortcomings of the road access to the proposed development and identify the need for mitigation measures.

The operation of this hotel and restaurant would be a significant intensification of use at this location and would add traffic to the U58E Wester Alves Road in terms of movements by guests, <u>staff</u>, diners at the restaurant and <u>deliveries</u>. No new trip generation information has been provided in the Transportation Statement. The appraisal of the observed and development traffic (shown in a comparison table within the Response to the Transportation Statement attached to this response) clearly shows a significant increase in the traffic levels on the single track road.

Private accesses and agricultural accesses are not passing places. The locations of marked passing places have been taken into account. Maintenance of the marked passing places falls to the Council. The provision of all 10 passing places is required to provide a suitable and safe access for the proposed development. The requirement for passing places for this development is consistent with the approach agreed recently for a housing development near Dyke.

The section of the U58E Wester Alves Road between the Site Access and Coltfield Crossroads is very narrow, at only 3.5 metres in width. This part of the U58E will encounter the highest impact from development traffic. This section of road requires widening along the frontage of the site to at least 5.5 metres.

In summary, the following modifications to the existing public road network would be required to provide a suitable and safe road access to the proposed development.

- 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 Coltfield Crossroads)

Should the applicant take into account the above transportation requirements and submit drawings showing the road widening and the provision of the 10 new passing places to the satisfaction of Transportation, then it is likely that a positive response will be forthcoming.

Return response to	consultation.planning@moray.gov.uk

Please note that information associated with the application will be published on the Council's website at http://public.moray.gov.uk/eplanning.