

Consultation Request Notification

	The Moray Council
Response Date	8th April 2013
Planning Authority Reference	13/00482/APP
Nature of Proposal (Description)	Erection of hotel at
Site	Easter Coltfoot Farm Alves Moray
Site Postcode	N/A
Site Gazetteer UPRN	000133055526
Proposal Location Easting	312003
Proposal Location Northing	864447
Area of application site (Ha)	m²
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	http://public.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=MJYAJEBG02M00
Previous Application	10/02055/APP 07/01557/FUL 07/00833/FUL
Date of Consultation	25th March 2013
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Peter Smith
Applicant Organisation Name	
Applicant Address	2 Damhead Steading Kinloss Forres Moray IV36 3UA
Agent Name	
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

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 Coltfoot Farm Alves Moray for Mr Peter Smith

I consider:-

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

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.

