

Appendix 3 -Council Report of Handling

Extract attached

OBSERVATIONS – ASSESSMENT OF PROPOSAL

The main planning issue is: Whether the proposed house extension complies with policies T2, and IMP1 of the Moray Local Plan 2008: Provision of Road Access.

The application relates to the formation of a new vehicular access onto the A98 within Arradoul which is not supported by the Local Plan rural community statement.

The Moray Local Plan 2008 rural settlement policy for Arradoul remains relevant: the introduction of a 50mph limit may have improved road safety, but additional accesses onto the A98 will not be permitted as stated in the rural community statement.

Despite a lengthy exchange of correspondence on this matter between the Council and applicant's agent, the agent has been unable to demonstrate that the road network in the area would remain no more hazardous than at present with this additional access. Exchanges included discussion on the specific accident history of the locality leading to the continued embargo on new accesses within the current local plan.

Policies T2 require the provision of a suitable and safe access. The proposed new access would introduce turning traffic, including stationary traffic waiting in the road to turn right, at a location on the strategic road network where traffic is currently free flowing. The resulting increased risk of accidents in particular rear end shunts would not be acceptable. Whilst amended plans were received addressing issues of visibility from the proposed access, fundamentally, the introduction of a further access into the settlement would still hinder the traffic flow where a number of junctions are all ready present.

The proposal would involve the provision of a new vehicular access onto the public road network which would neither be safe nor suitable as required by policy T2 of the Moray Local Plan 2008, with the increased likelihood of accidents occurring as a result of the proposed development

Recommendation

In light of the above, the application is contrary to the provisions of the development plan pertaining to access and is therefore recommended for refusal.

OTHER MATERIAL CONSIDERATIONS TAKEN INTO ACCOUNT

HISTORY			
Reference No.	Description		
	Decision		Date Of Decision