

04/01198/FUL
5th October 2004

Change of use of distillery to travel lodge restaurant shops music studios and entertainment centre at Coleburn Distillery Longmorn Elgin Moray IV30 8SN for D And M Winchester Limited

Comments:

- MEMBERS WILL HAVE VISITED THE SITE
- Development Control Manager considers application raises matters of wider community interest. and/or planning significance.
- Advertised as a departure from the development plan (L/T2 and L/T4 only).
- Advertised under S.34 of the Act ('bad neighbour').
- Advertised under the current Listed Buildings and Conservation Area Regulations.
- Objections/representations received - not more than 5 written competent objections.
- Category B listed building.
- Application to be considered in conjunction with application 04/01199/LBC.

Procedure:

If minded to approve:

- Advertise as departure from development plan (L/T7) and thereafter, hearing recommended.
- Identify and refer to future meeting of the Committee proposed planning conditions and/or legal agreement(s), where appropriate, prior to issue of any consent.
- Prior to issue of any consent, application 04/01199/LBC to be referred to Historic Scotland.

Recommendation: **Refuse - For The Following Reason(s):-**

1. The proposal is contrary to policy L/ED15, L/IMP2 and L/T7 of the adopted Moray Local Plan 2000 and as a material consideration, policy ED8, ED9 and T5 of the Emerging Moray Local Plan 2008 because the proposal results in an under-provision of car parking for use in conjunction with the development, in particular for larger-sized events hosted by the Entertainment Centre and the likely resultant overflow of parking onto the A941 would be unacceptable in road safety terms.
2. Furthermore the Travel Plan (amended, January 2008) is not considered sufficiently robust in demonstrating that adequate and appropriate arrangements are in place to address the impact of the development, including measures to control numbers arriving by car or other means of transport such that available parking capacity will not be exceeded or that travel to the site can be provided without a risk of overflow of parking.