

Consultation Request Notification

Planning Authority Name	Moray Council
Response Date	1st February 2021
Planning Authority Reference	21/00041/APP
Nature of Proposal (Description)	Proposed conversion of part ground floor to 2no flats at
Site	The Old Coach House Hotel 28 High Street Buckie Moray AB56 1AR
Site Postcode	N/A
Site Gazetteer UPRN	000133040423
Proposal Location Easting	342606
Proposal Location Northing	865414
Area of application site (M²)	1100
Additional Comment	
Development Hierarchy Level	LOCAL
Supporting Documentation URL	https://publicaccess.moray.gov.uk/eplanning/centralDistribution.do?caseType=Application&keyVal=QMYRI4BGGKW00
Previous Application	
Date of Consultation	18th January 2021
Is this a re-consultation of an existing application?	No
Applicant Name	Mr Shabaz Mahmood
Applicant Organisation Name	
Applicant Address	The Old Coach House Hotel 28 High Street Buckie Moray AB56 1AR
Agent Name	Michael Ritchie
Agent Organisation Name	
Agent Address	27A High Street Banff AB45 1AN
Agent Phone Number	
Agent Email Address	N/A
Case Officer	Fiona Olsen
Case Officer Phone number	01343 563189
Case Officer email address	fiona.olsen@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.

Data Protection - Moray Council is the data controller for this process. Information collected about you on this form will be used to process your Planning Application, and the Council has a duty to process your information fairly. Information we hold must be accurate, up to date, is kept only for as long as is necessary and is otherwise shared only where we are legally obliged to do so. You have a legal right to obtain details of the information that we hold about you.

For full terms please visit http://www.moray.gov.uk/moray_standard/page_121513.html

For full Data Protection policy, information and rights please see http://www.moray.gov.uk/moray_standard/page_119859.html

You can contact our Data Protection Officer at info@moray.gov.uk or 01343 562633 for more information.

Please respond using the attached form:-

MORAY COUNCIL

PLANNING CONSULTATION RESPONSE

From: Transportation Manager

Planning Application Ref. No: 21/00041/APP

Proposed conversion of part ground floor to 2no flats at The Old Coach House Hotel 28 High Street Buckie Moray for Mr Shabaz Mahmood

I have the following comments to make on the application:-

- | | Please |
|---|-------------------------------------|
| (a) I OBJECT to the application for the reason(s) as stated below | <input type="checkbox"/> |
| (b) I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal | <input type="checkbox"/> |
| (c) I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below | <input checked="" type="checkbox"/> |
| (d) Further information is required in order to consider the application as set out below | <input type="checkbox"/> |

This proposal is for a change of use of a section on an existing hotel, currently used as a bar area to 2no three bed flats and includes alterations to the existing frontage onto the A942 High Street with the formation of a new entrance (and the replacement of an existing door with a window). It is considered that the resulting reduction in parking demand associated with the former bar area would offset on a like for like basis the associated parking requirement for the proposed flats. The site is also located in close proximity to the town centre, with public car parking available nearby. The following conditions would apply:

Condition(s)

1. The opening path of the front entrance door onto the A942 High Street shall be fully contained within the site and not encroach onto/over the public footway. Any alterations to the threshold levels must be fully accommodated within the building itself. No alterations to the level of the public footway would be permitted at this location.

To ensure acceptable development that does not create any hazard to road users in the interests of road safety.

Further comment(s) to be passed to applicant

Planning consent does not carry with it the right to carry out works within the public road boundary.

Before starting any work on the existing public road the applicant is obliged to apply for a road opening permit in accordance with Section 56 of the Roads (Scotland) Act 1984. This includes any temporary access joining with the public road. Advice on these matters can be obtained by emailing roadspermits@moray.gov.uk

Public utility apparatus may be affected by this proposal. Contact the appropriate utility service in respect of any necessary utility service alterations which have to be carried out at the expense of the developer.

No building materials/scaffolding/builder's skip shall obstruct the public road (including footpaths) without permission from the Roads Authority.

Contact: AG
email address: transport.develop@moray.gov.uk
Consultee: TRANSPORTATION

Date 25 January 2021

Return response to	consultation.planning@moray.gov.uk
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Please note that information about the application including consultation responses and representations (whether in support or objection) received on the proposal will be published on the Council's website at <http://publicaccess.moray.gov.uk/eplanning/> (You can also use this site to track progress of the application and view details of any consultation responses and representations (whether in support or objection) received on the proposal). In order to comply with the Data Protection Act, personal information including signatures, personal telephone and email details will be removed prior to publication using "redaction" software to avoid (or mask) the display of such information. Where appropriate other "sensitive" information within documents will also be removed prior to publication online.