

Job Ref :- 21594

Date :- 12th March 2021

ECONOMY, ENVIRONMENT AND FINANCE
Moray Council
PO Box 6760
Elgin, Moray IV30 1BX

F.A.O – Shona Strachan - Planner

Dear Sirs,

**PROPOSED CHANGE OF USE TO FORM OPERATORS PARKING AT
MORVEN VIEW, CLOCHEN. AB56 5HX
FOR Mr. M. STEVENSON.
PLANNING REF No. 21/00075/APP**

With regard to the above in support of the application we would submit:

- The applicant has made an application for an Operator's Licence. In response to this The Office of the Traffic Commissioner and Stuart Dale (Planning Enforcement Officer) have asked for a Change of Use application to be brought before Moray Council for determination before any Operators Licence can be considered.
- The proposal involves having designated parking spaces to allow an HGV vehicle and trailer to be parked in front of the storage shed – note the storage shed is not to be used for this purpose. Further we would note the HGV lorry in question is the same wheel base as the Local Authority Bin Lorry which regularly uses the road.
- The hours of operation would be 7am-7pm, however in reality the HGV would leave it's parking space in the morning and return at the end of the working day – essentially 1 movement out of the site and 1 movement in daily
- The movements would be from Monday – Saturday inclusive
- 1 member of staff, the applicant who resides at Morven View
- No clients would visit the site.
- The current road allows access for delivery lorries, tractors and other farm vehicles travelling to and from the surrounding agricultural premises – we would make note that there is 7/8 HGV movements from Buddnich Farm daily.
- The applicant has made the application for a parking space on his land to allow him to park the HGV vehicle and trailer adjacent to his home. This vehicle and trailer (where necessary) will be used to move his works vehicles (Plant) to and from whatever construction site they are working on, rather than the current situation whereby the applicant has to hire vehicles to move his plant
- The applicant stresses that the application is for parking spaces on hardstanding land and while he admits an error on his part at describing the area of ground as a yard when posting pictures to Social Media (3 occasions) he confirms his use of the term 'yard' was meant as the hardstanding area and

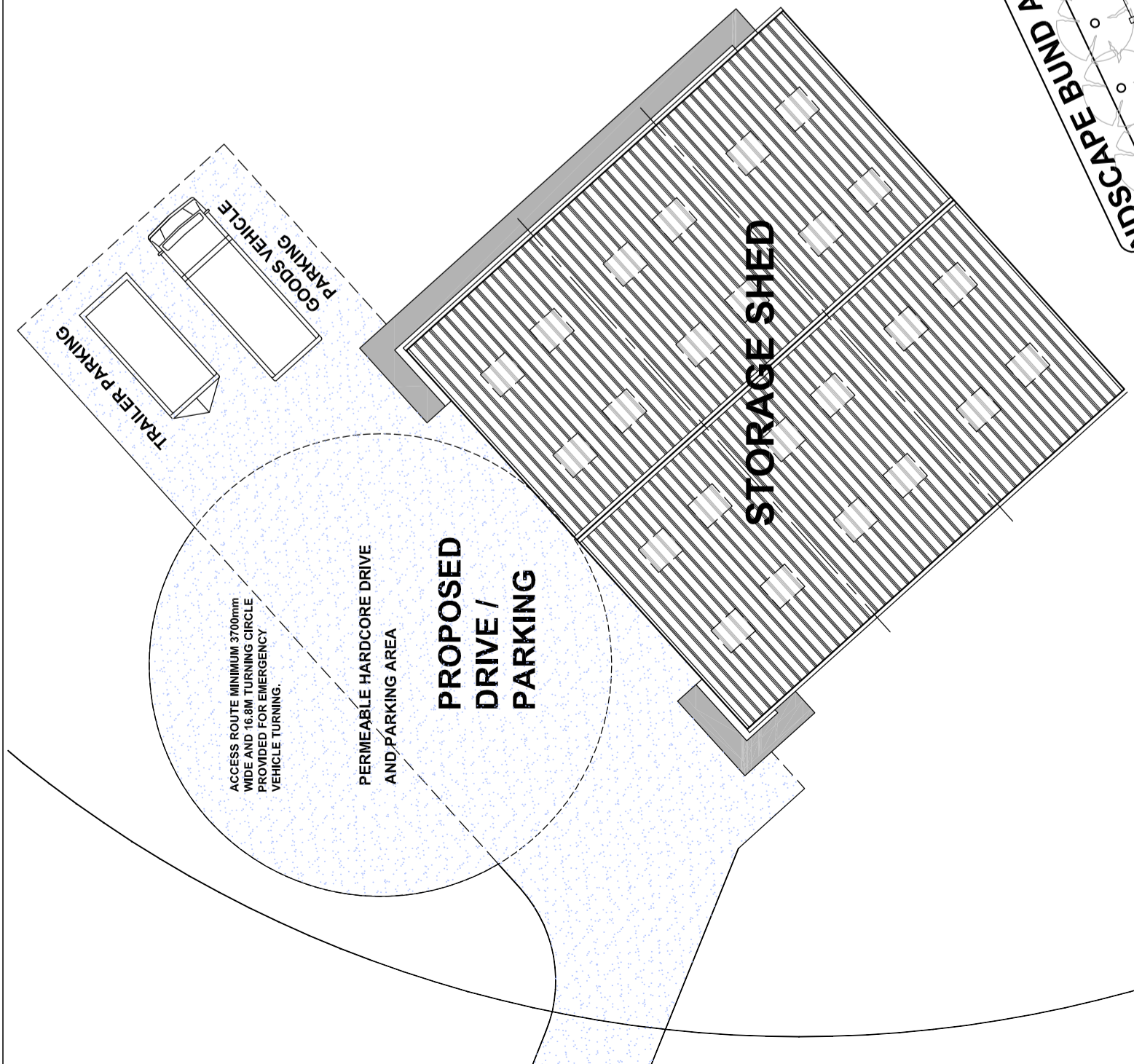
not any complainants thoughts it might be a yard for storage of goods and/or materials

- The applicants reasoning for the application is to allow the parking of the vehicle and trailer and the land he owns rather than having to buy/rent ground and put financial pressure on a business that he is currently trying to save money for long term but investing in this vehicle to remove the need to hire transportation for his Plant machinery.
- Finally the applicant would state that there would be no more vehicle movements from the site with or without the HGV on site as he would have to travel to wherever the HGV had to be stored/parked.

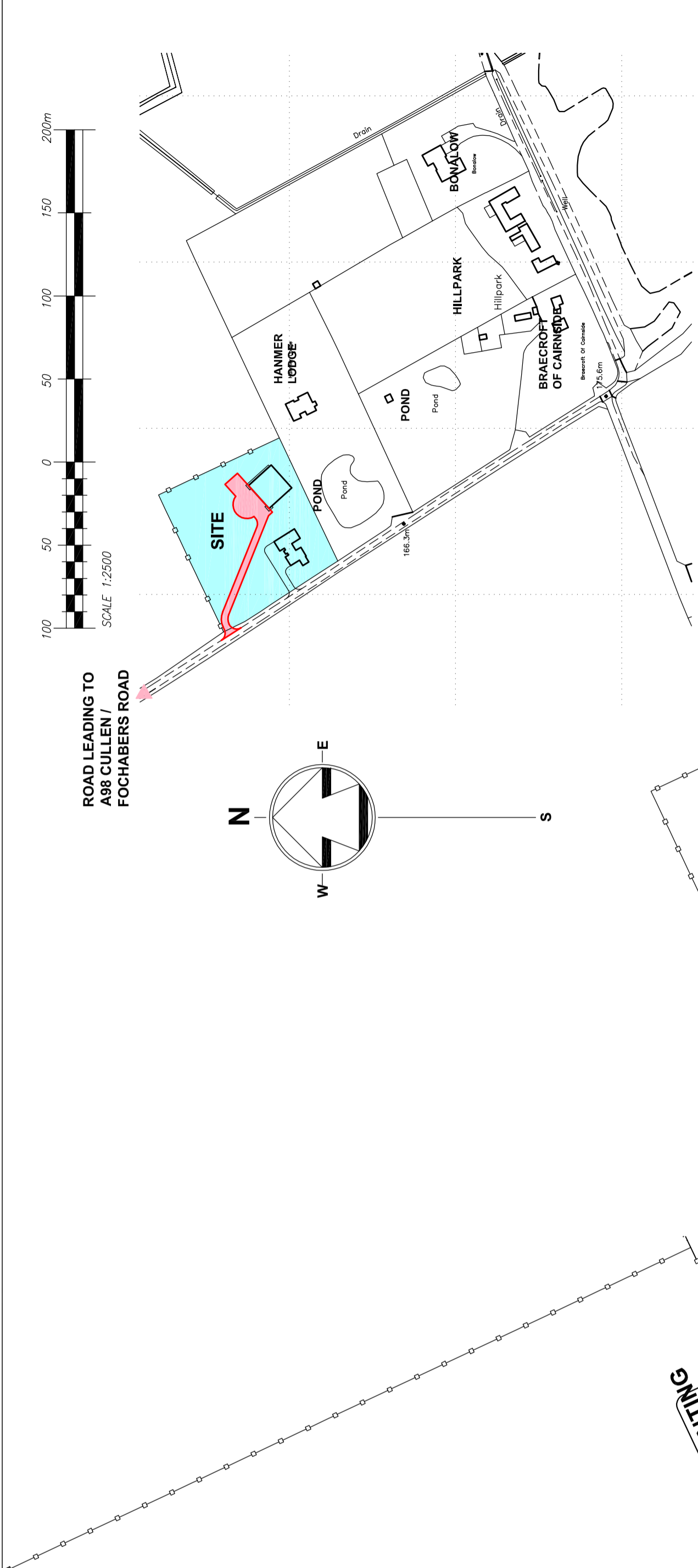
Should you have any queries regarding the operations statement do not hesitate to call me at this office.

Yours sincerely

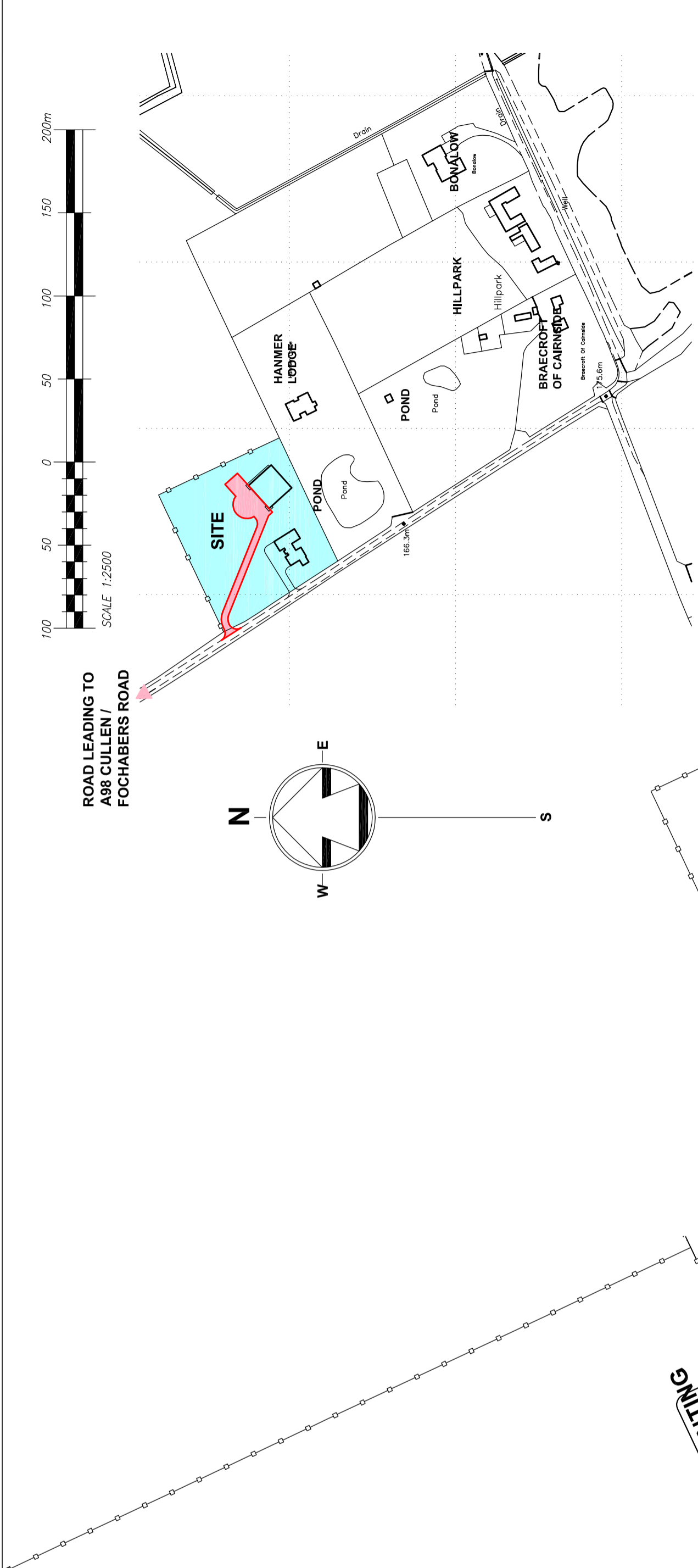
George Hadden MCIAT
Architectural Agent



ENLARGED SITE PLAN SCALE 1 : 200



LOCATION PLAN SCALE 1 : 2500



SITE PLAN SCALE 1 : 500

George Hadden
Architectural Agent

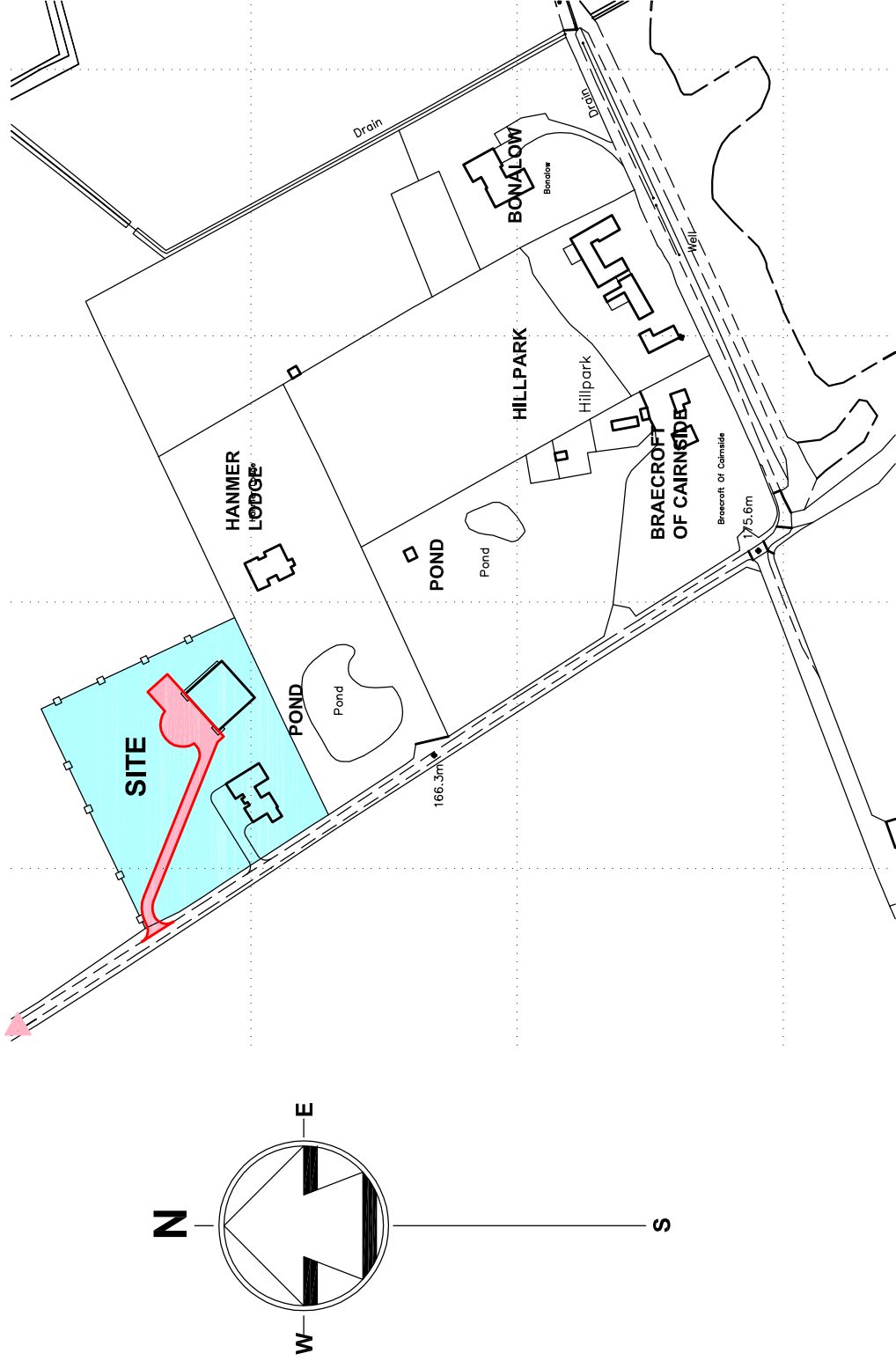
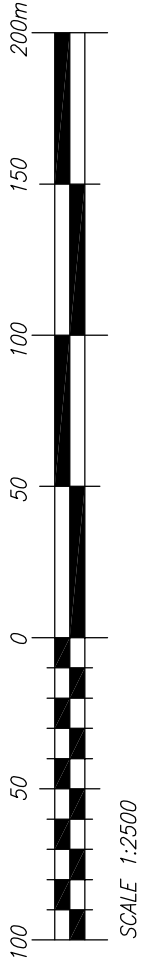
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CLIENT	Mr. M. STEVENSON.
PROJECT	PROPOSED CHANGE OF USE TO FORM OPERATORS PARKING AT MORVEN VIEW, CLOCHEN. AB56 5HX
DRAWING	PLANNING
DATE	JANUARY 2021
Drawn By	G. HADDEN
SCALE	1:500 & 1:200

JOB / DRAWING No : 21594 / 01 | REV -

ROAD LEADING TO
A98 CULLEN /
FOCHABERS ROAD



LOCATION PLAN SCALE 1 : 2500
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