

Dear Sirs,

**Planning Application 21/00075/APP
– Change of use of garden ground to form operators lorry and trailer
parking space
at Morven View,
Clochan,
Buckie**

In reference to the above planning application and appeal to the Moray Local Review Body (MLRB), I was delighted to read the objectors are supportive of my business aims however we were concerned about a number of assertions (in blue below) within their representation, namely:

- *that this is a contractors yard* – it is most certainly not a Contractors Yard - this is our family home and our application is for a parking space within the previously passed hardcore parking area to the front of the storage shed (permission - 17/01017/APP)
- *Since the shed has been built, there are multiple movements of diggers in and out of the property on a daily basis.* – the shed is not completed yet and is under construction hence the movements around the site
- *The applicant's father is on site operating machinery daily* – My father is on site regularly, certainly not daily, he is semi retired and for want of a better expression 'potters around' helping with the construction of the storage shed and associated drive
- *two diggers and other plant and machinery being used daily and stored on site* – within the original (17/01017/APP) permission it can be read under the Handing Report the following was confirmed by myself as to what would be stored within the storage shed*"to accommodate some work vehicles used by the owner at sites other than Morven View (other than on site approved landscaping), including 2 JCB vehicles and attachments, 1 Jeep, 1 Van, 1 trailer, a caravan and other domestic storage"*..... the diggers are entitled to be on site to both construct the shed and in the future be stored inside the shed.

Photographs have also been attached to the objection, one through the hedge onto my land and also a screen grab from a social media site – while I couldn't possibly comment on the motives of these two photos the inference again appears to be rubble from sites are being taken from sites and 'dumped' at my property. I can confirm this rubble is coming to my site to be crushed and used in the new access drive and parking area all as passed under the original (17/01017/APP) permission and certainly not being dumped in a contractor's yard as the objector seems to be alluding to.

As the above shows there appears to be difficulty separating what we already have permission for, what we are currently doing on site (construction of shed and associated drive/parking area) and what the new application seeks.

Regarding the Roads Departments comments, my only reply would be the granting or refusal of permission would make no difference to the future movements on the road. The permitted JCB's stored at the shed can be hauled by hired transport - it is just a question of whether I have to hire a haulage vehicle or use one I own.

In summary and to provide clarity to both the objector and the MLRB we would state:

I currently have permission to store 2 JCB vehicles and attachments relating to my work at my storage shed (when complete). These will be transported to and from sites as necessary, as costs to hire HGV transport rise due to a lorry/driver shortage I am now looking at gaining an Operators Licence to allow me to transport these JCB's rather than hiring a haulage vehicle. To gain an operator's licence I require a parking space within my land to park an HGV vehicle to transport the JCB vehicles to sites.

As you will read whether the permission is granted or not, the transporting can take place it is just a question of whether I am driving the HGV or hiring it.

I trust this clarifies my position however do not hesitate to call / email my agent with any further queries.

Regards,

Mark Stevenson
Morven View,
Clochan,
Buckie