

Notice of Review Supporting Statement



Proposed extension to existing car park
at Pinefield Glass, 1 Pinefield Parade, Elgin,
Moray IV30 6AG

Planning Reference - 23 / 01862 / APP

S Reid Design

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Background to Application

Pinefield Glass have operated at 1 Pinefield Parade for decades and have a reputation for providing quality window and door products to the Moray area and much further afield. They employ nearly 80 members of staff, many of whom have worked with the company for years.

The Pinefield Glass premises are accessed off Pinefield Parade. The site entrance immediately leads into a small car park.

The car park accommodates delivery lorries, employee vans and the general public as well.

The company have now reached a point where vehicle access and manouverability is not only difficult but dangerous. The problem is exacerbated with the fact that various loading and unloading activities need to take place here too due to the fact that there is nowhere else suitable.

Very often, customers can in fact, find themselves "trapped" in the car park during loading and unloading times. To exacerbate things further, members of staff currently park their cars around the back of the building which is problematic too given the fact that there is insufficient space for this.

As it currently stands the manouverability and car parking arrangement is unsafe. The applicant feels strongly that it is a matter of time before an accident occurs and they are desperately seeking to create more parking spaces in this industrial area.

Concerns from Professional Safety Consultants

SAFE HANDS REPORT - AUGUST 2023

In August 2023 Safe Hands (Health and Safety Consultants) were commissioned by Pinefield Glass to carry out an assessment of the current traffic flow / parking / safety arrangement.

After visiting the site and studying the situation they responded as follows -

"As I have noted in previous inspections the customer car parking area and goods unloading / loading areas are not appropriately segregated. This becomes more apparent on days where deliveries arrive and the whole of the front of the carpark becomes blocked".

They quote various HSE legislation and conclude as follows -

"We have seen incidents where pedestrians have been hurt and in some cases killed where pedestrian segregation is not in place".

The company are keen to move forward and expand, offering further roles of employment but they cannot do this due to the above mentioned reasons / problems. They have considered purchasing additional land elsewhere but nothing is available which would either be feasible or would suit their needs. 1 Pinefield Parade is where they are based and is the centre of their operations.

MABBETT PARKING STATEMENT - MARCH 2024

In March 2024, Mabbett Engineers were commissioned to carry out an analysis of the proposal.

The report concluded as follows -

As this is an existing business/facility and the new parking represents an increase to the existing parking, the minimum of 2.0 No spaces per 100m² GFA is considered reasonable.

This equates to a minimum requirement of 27 No Spaces which have been marked within the enclosed drawings. As noted, the existing parking area to the west does not function due to loading and unloading movements and lorry parking.

Mabbett can therefore confirm that the addition of the new parking area allows the appropriate level of parking to be provided whilst increasing safety standards for staff and general public.

Please see pages 3 - 5 for photographic evidence of the current problems.

Photographs demonstrating safety concerns



PHOTO 1



PHOTO 2

Photographs demonstrating safety concerns

DELIVERY LORRY
ACCESSING CAR PARK
EXACERBATING INGRESS /
EGRESS FOR CUSTOMERS
AND WORK VANS

AGAIN, CUSTOMER SPACES
OCCUPIED BY STAFF VEHICLES



PHOTO 3



PHOTO 4

CUSTOMER'S VEHICLES
CAN QUITE OFTEN GET
"TRAPPED" BY DELIVERY
LORRIES

Photographs demonstrating safety concerns



PHOTO 5

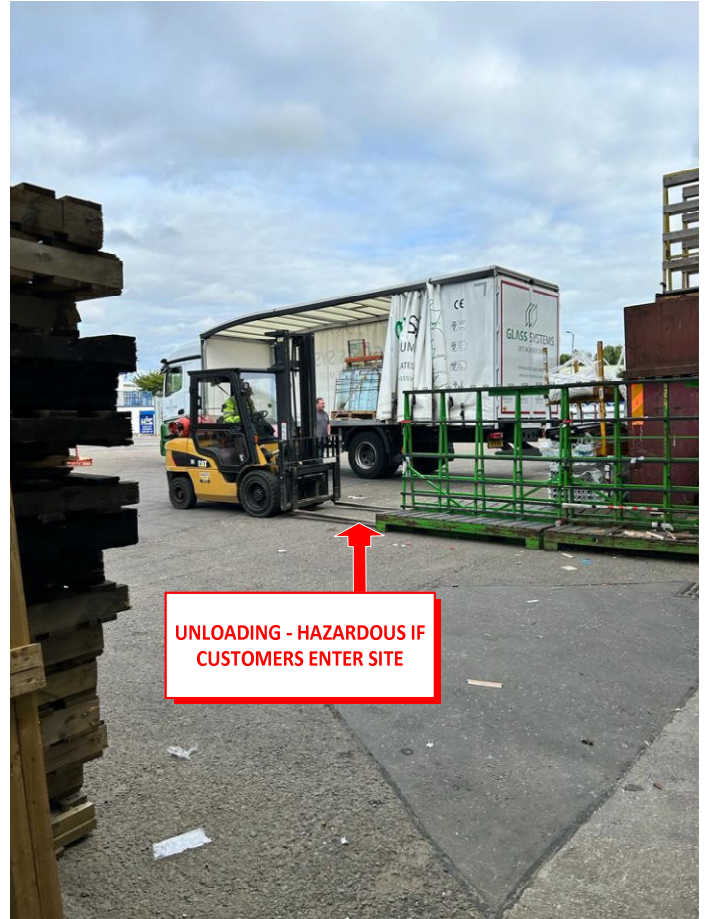
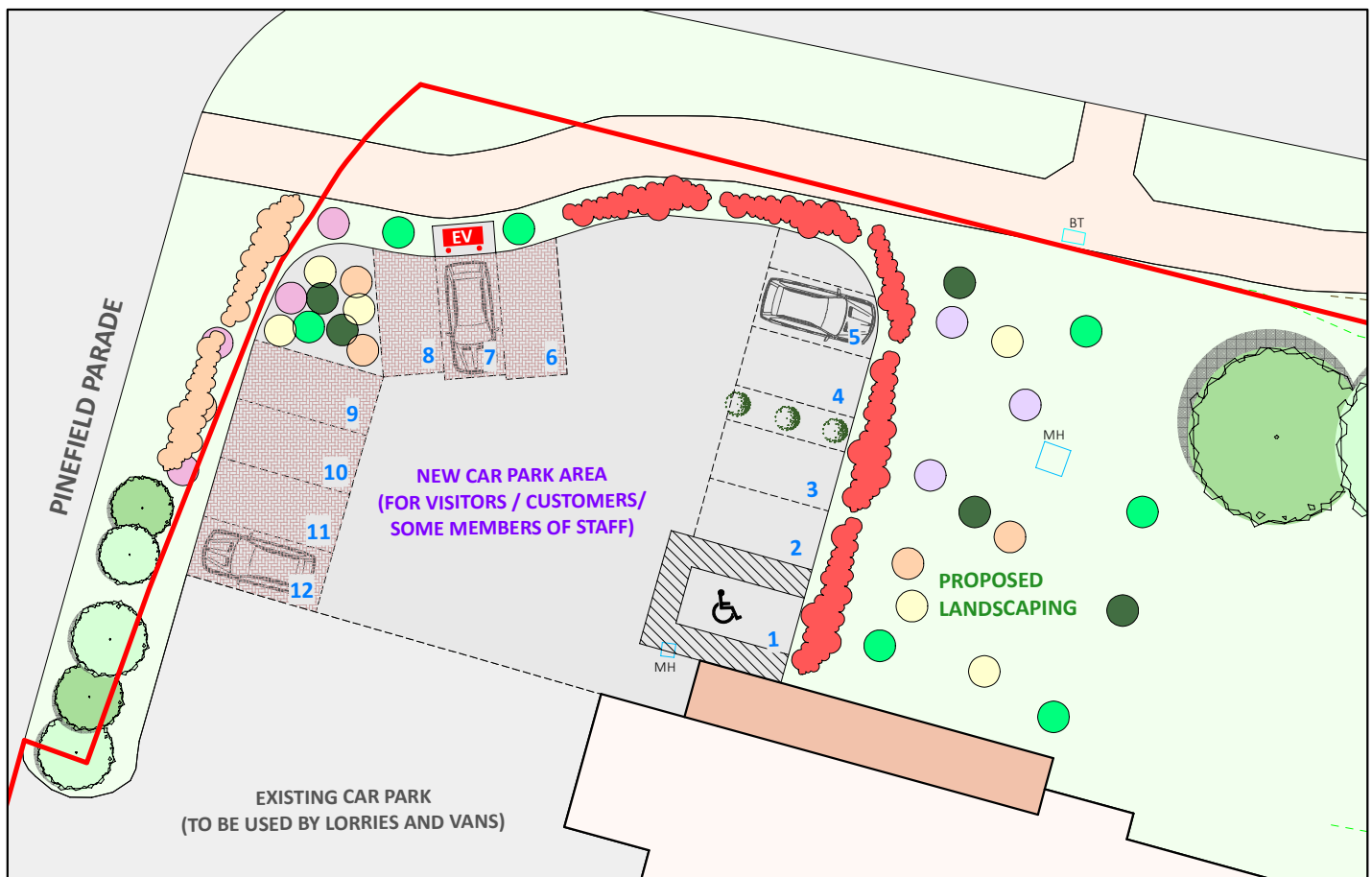


PHOTO 6

The Proposal / Solution

To provide a solution for the car parking problem the applicant has proposed to extend the car park in the north direction, towards East Road. This additional parking area would provide the much needed space for the various vehicles and much improved manouverability.

Further to this, the car park would be segregated into seperate parts as per the Safe Hands report on page 2. The new area to the north would be used for the general public and visitors as well as some members of staff. The existing car park area would be used by the delivery lorries and vans. Please see site plan below denoting the car park extension proposal.



Site Plan

Reason for Moray Council Refusal and Our Response

Moray Council Reason For Refusal

In the refusal notice for the proposal the Moray Council state the following -

The development is contrary to Moray Local Development Plan 2020 Policies DP4: Rural Housing and DP1: Development Principles and to National Planning Framework Policy 17 Rural Homes for the following reasons:

The proposed change of use of designated ENV land to car parking is contrary to Elgin ENV5 East Road MLDP settlement designation, MDLP Policies: MLDP DP1 and EP5, MLDP Open Space Strategy Supplementary Guidance and National Planning Policies NPF Policies 14 and 20 because: The proposed development seeks a crude encroachment into the safeguarded ENV for car parking in a design and form which would erode the purpose and function of the ENV at this prominent access in the town. Resulting in piecemeal fragmentation and erosion of the overall integrity of the ENV5 East Road Green Corridor as part of the wider green network in Elgin. In these terms the proposal is unacceptable and contrary to the Elgin ENV5 East Road MLDP settlement designation, MLDP Policies: MLDP DP1 and EP5, MLDP Open Space Strategy Supplementary Guidance and National Planning Policies NPF 4 Policies 14 and 20.

Response To Above Reason

The predominant reason for refusal of the application is due to the fact the proposed car park lies within the ENV green corridor.

While we acknowledge that the ENV is an important, protective policy within the MLDP we would like to articulate clearly to the LRB that nothing will actually be built on the land. To all intents and purposes the land will still be "open" albeit with cars parked here. Therefore, in many ways the location will be protected due to the fact that no building will be erected on the site.

As mentioned previously, the car park would be well screened with indigenous planting to soften and conceal the proposal.

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Conclusion

The applicant has looked carefully at various ways to alleviate the car parking issues at Pinefield Glass including relocation. They have concluded that the extension to the car park is the only logical and feasible way to provide a solution.

The proposed arrangement would enable a well respected Elgin business, employing well over 80 members of staff, to provide a segregated car park (visitors, customers and some members of staff in the new area and lorries / vans in the existing part) which would, in turn, provide a safer environment for every person who visits Pinefield Glass and uses the car park.

Both Safe Hands and Mabbett Engineers recognise that the current situation is unsafe (see page 2).

We fully acknowledge the fact that the proposal lies in the "ENV 5" protected zone however given the fact that nothing would be built on the land and it would remain, in effect, an open space we would be grateful for the proposal to be considered acceptable development here. The car park would be well screened with indigenous planting to soften and conceal the proposal, especially when approaching from the east (Aberdeen) direction. Lastly, the applicant intends to erect an EV charging point as part of the application to move forward with the current promotion of EV vehicles and to ensure that visitors can charge their electrically powered vehicles while they are in the building.

Given the above reasons we respectfully ask that the appointed LRB panel approves this appeal.
Thank you.