

KEY INFORMATION

Ward Bowbridge

Proposal

Change of use from Class 1 (retail) Class 10 (IT Training and Jobsearch Centre)

Address

20 Stirling Street
Dundee
DD3 6PH

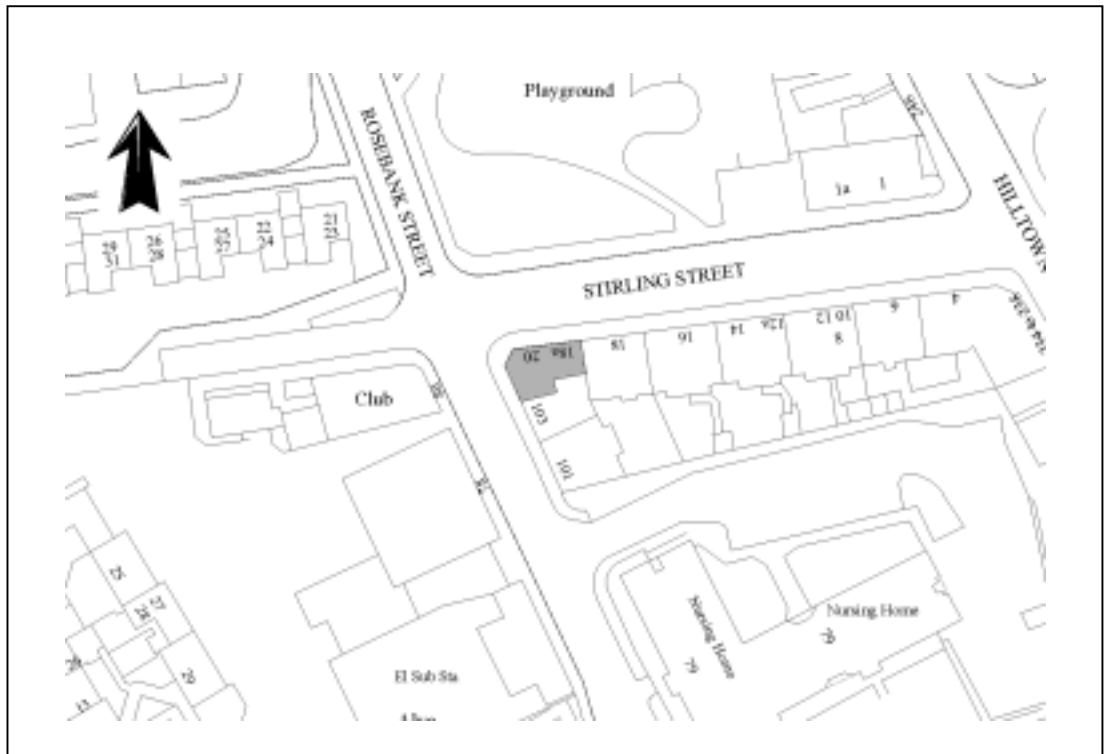
Applicant

InStep Communities Ltd
Chamber of Commerce
Buildings, Panmure Street,
Dundee DD1 1ED

Agent

Registered 19 Nov 2002

Case Officer R Anderson



Training and Job Search Centre proposed in Stirling Street

The Change of use from Class 1 (Retail) to Class 10 (IT Training and Jobsearch Centre) is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposal conforms to plan policy and there are no other factors which warrant a refusal in this case. **APPROVAL** of the application is recommended.

SUMMARY OF REPORT

- Planning Permission is sought for the change of use from a vacant retail unit (class 1) to an adult resource centre (class 10). There are only minor alterations involved in the proposal.
- The facility is to be run by a local company in conjunction with a housing association, providing a local resource.
- Two letters of objection and a petition were submitted. The main issues raised relate to noise pollution, detriment to amenities and the facility's position in relation to neighbouring land uses. Other issues raised related to non planning matters and couldn't be taken into account.
- It is considered that the proposal conforms to the local plan and there are no material considerations which would warrant a departure from policy in this case. Accordingly approval is recommended.

DESCRIPTION OF PROPOSAL

The proposal involves the change of use of the above premises from retail (Class 1) to an adult resource centre (Class 10). There are minimal internal alterations required to carry out the change of use, with a main meeting/working room being provided and a small storeroom being formed to the rear of the premises. The premises is a former shop which has been vacant for several months. The proposal involves a centre where people who have had problems with tenancies can discuss these matters and get training on subjects, to help them overcome these and other problems in later life such as IT skills. The neighbouring properties to the east are run by a housing association, where many of the users of the centre will reside on a short - term basis.

The applicants have submitted supplementary information explaining what the centre is to be used for. The main issues outlined are: -

The centre to be utilised for training and education purposes only

The target group is homeless people

Education and training centres on basic forms of numeracy and literacy, life skills, basic IT, job search activity and promotion into further education.

There are to be no night classes with normal working hours being 09.00 - 17.00 Monday to Friday.

SITE DESCRIPTION

The property is located on the corner of Rosebank Street and Stirling Street some 100m west of the Hilltown. The former shop is located on the ground floor of a four storey flatted block finished in stone and slate. It is surrounded on all sides by other residential properties with a club to the west and children's playground to the north.

POLICY BACKGROUND

Policy H1 indicates that in predominantly residential areas will be permitted where they do not adversely affect environmental quality by virtue

of design, layout, parking and traffic movement issues, noise or smell.

Policy SCE2 seeks the provision of community facilities and encourages the co-operation of outside agencies and local groups in providing such facilities.

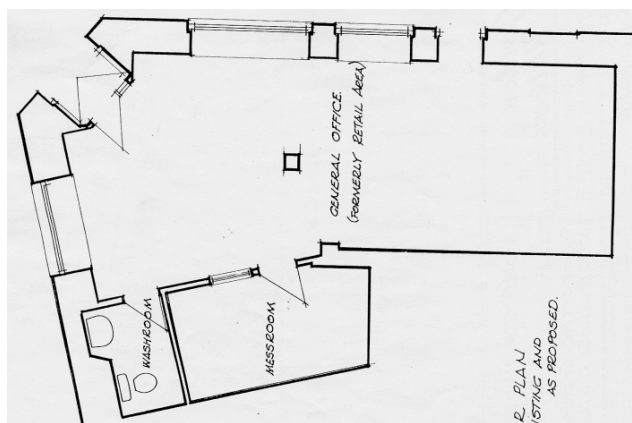
LOCAL AGENDA 21

Key Theme 4 states that local needs should be met locally.

Key Theme 10 promotes access to skills; knowledge and information needed to enable everyone to play a full part in society.

SITE HISTORY

There is no site history of any relevance to consider.



PUBLIC PARTICIPATION

Two letters of objection and a petition have been received regarding the application. The main issues arising are noise pollution, detriment to amenities and social order and it's position in relation to a children's play facility. These issues will be discussed in the Observations section of this report. Other issues were raised but declared invalid in planning terms. Full copies of all the objections raised are available in the member's lounge.

CONSULTATIONS

No adverse comments have been received regarding the application.

OBSERVATIONS

The main issues to consider regarding this proposal are whether it is in line with local plan policy and whether there are any material considerations,

which would warrant a departure from policy.

In terms of the impact the use will have on residential amenity, the interior of the building is essentially a classroom /meeting room containing computer terminals and a desk. It will be used for educating and interviewing people. This type of use is not typically one, which would generate excessive noise levels to the detriment of neighbouring amenity. There is on street parking in the area to cater for any car usage, however it is unlikely that many of the users of the centre i.e. the homeless will be car users. Given the nature of the activity carried out at the centre it is unlikely to give rise to any odours. In this respect it is considered that the proposal will not give rise to any amenity issues and is therefore in conformity with policy H1.

The centre will provide a resource for people who require help in particular aspects of society. It is being provided by a local company, in conjunction with a housing association. It is considered therefore that the proposal conforms to policy SCE2.

With regard to the proximity of a play park facility directly to the north of the site, in purely land use terms, the two facilities are passive land uses, do not impact negatively on neighbouring residential amenity and can co-exist without detriment to each other. Many of the points raised in the objection letters relate to the type of people who will use the facility and the potential for them to cause problems in this area of town. These are not material planning factors and if realised, is the remit of the legal system. It is therefore considered that the objections raised are not sufficient to influence policy considerations in this case.

There are no other material factors, which warrant setting aside policy in this case and refusing the application. Accordingly, approval is recommended.

Design

As the proposal involves only minor internal alterations design is not a pertinent issue in considering this application.

CONCLUSION

The proposed use is acceptable in terms of policy H1 and policy SCE2 and there are no material considerations which warrant refusal of the application. Accordingly approval is recommended.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 the development hereby permitted shall be commenced within five years from the date of this permission

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997