

KEY INFORMATION

Ward Craigiebank

Proposal
Change of Use to Car Wash Area

Address
Land to North of Block E,
Mid Craigie Trading Estate,
Mid Craigie Road, Dundee
DD4 7RH

Applicant
505050 Taxis
Block E Mid Craigie Trading
Estate
Mid Craigie Road
Kingsway East
Dundee

Agent
James F Stephen
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Glamis
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Registered 22 Jan 2003

Case Officer J Finlay



Proposed Taxi Car Wash in Mid Craigie Road

The Change of use to car wash area is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

It is considered that the proposed change of use to car wash area is in accordance with the policies in the Local Plan.

The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought for change of use to a car wash area on land to the north of Block E, Mid Craigie Trading Estate, Mid Craigie Road, Dundee.
- The site is allocated as a general industrial area (Policy EU1 applies) and the proposed use is seen to complement the allocated uses for these areas.
- One letter of objection was received from a neighbouring business stating concerns about traffic and access problems. The agent submitted a letter of response to the points of objection on behalf of the applicant.
- It is considered that the proposed car wash which will be used by a taxi company who are established within the industrial estate is acceptable and will not cause traffic and access problems for others.

DESCRIPTION OF PROPOSAL

Planning permission is sought for change of use to wash bay areas within Mid Craigie Trading Estate, Dundee for an established taxi company at Block E. A combined power wash and vacuum cleaner unit on a concrete base will be installed at the north end of the site and there are two existing concrete gullies at the south end which will be used for the car wash

SITE DESCRIPTION

The application site is located on the west side of Mid Craigie Road and on the north side of a private road within part of the industrial estate. The proposed car wash is for an existing taxi company who own premises to the south of the proposal site. There is a painters unit located immediately to the west and glazing company to the east. There is a small retaining wall approximately 0.5m high to the north of the site and 1m high palisade fence on a small slope to the north. There are 8 parking spaces to the east of the site and further spaces to the south east at the entrance to the trading estate and units A to E have mutual access to these spaces. On visiting the site on several occasions, it was evident that the car parking spaces are not filled to capacity.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

EU1: General Industrial Areas - The planning authority will encourage the establishment and, where possible, the retention of industrial and business uses within Policy areas shown on map.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

Finalised Dundee Local Plan 2003

The following policies are of relevance:

Policy 26: General Economic Development Areas

Proposals for developments within classes 4, 5 and 6 will be supported. Other uses of a wider industrial nature may be permitted provided:

- There is no detrimental impact on neighbouring uses and local residential amenity; and
- There is no unacceptable traffic impact; and
- The scale of development is appropriate to the size and location of the site; and
- Where planning permission is



required within the Port area, the Council will encourage uses that are compatible with Port activities subject to other policies in this Local Plan.

Policy 27: Ancillary Services Within Economic Development Areas

Within Economic Development Areas, appropriate ancillary services which can be demonstrated to meet the needs of employees and complement the existing businesses will be supported where they satisfy the following criteria:

- Access and parking arrangements must be suitable for both pedestrians and vehicles;
- Where necessary appropriate attention should be given to landscaping and boundary treatment;
- Depending on the nature of the operation, noise impact and air quality studies may be required on submission of an application; and
- The use is in accordance with other Plan policies.

Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

LOCAL AGENDA 21

There are no key themes of direct relevance to the determination of this application.

SITE HISTORY

There is no site history of direct relevance to the application in these circumstances.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and one letter of objection was received from a neighbouring business stating concerns about potential traffic and access problems. Copies of the letter are available to view in the Members' Lounges.

CONSULTATIONS

No adverse comments were received from statutory consultees or internally from the Planning and Transportation Department.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

Policy EU1: This policy encourages the establishment and retention of industrial and business uses. Although a car wash does not fall into either of these uses, it is very small scale, could be considered as an appropriate ancillary service to the daily operations of an industrial area and is for use by a taxi company within the Mid Craigie Trading Estate.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

Finalised Dundee Local Plan Review

Policy 26: This policy supports industrial and business uses at this location and other uses may be permitted where they do not adversely affect the amenity of the immediate or surrounding area.

Policy 27: Ancillary services will be supported where there are sufficient access and parking arrangements and it does not adversely affect the immediate or surrounding area.

The proposed car wash is considered to be an appropriate service for the industrial area and particularly for the daily operation of the taxi company. It is small scale, the site is approximately 11m from the entrance and there are sufficient car parking spaces for any waiting cars to prevent blocking the entrance to the estate. There are two

existing gullies for drainage purposes and no adverse issues were raised regarding drainage.

It is concluded from the foregoing that sufficient weight can be accorded to any of the material considerations such as to justify the grant of planning permission and the proposal is in accordance with the provisions of the development plan. It is therefore recommended that planning permission be granted.

Design

There are no design issues of relevance to the determination of the application.

CONCLUSION

It is considered that the proposal is in accordance with the policies in the Local Plan as the service is seen as ancillary to the operations of the industrial area and will not cause traffic or access problems. There are no material circumstances that would justify refusal of the application. Therefore the application is recommended for APPROVAL.

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