

KEY INFORMATION

Ward Lochee West

Proposal

Erection of office, storage, portakabin, boundary walls and formation of yard

Address

Yard
Herons Lane
Dundee

Applicant

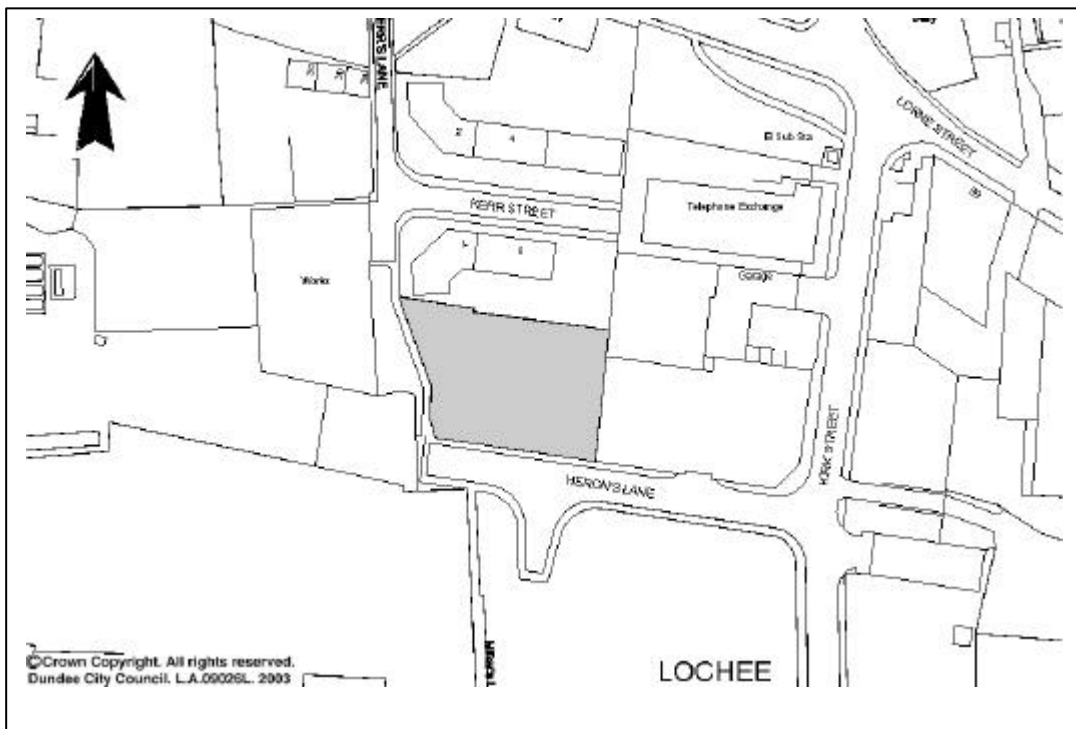
Charles Kean Slaters
4 Ancrum Road
Dundee
DD2 2HZ

Agent

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48 Meadowside
Dundee
DD1 1EF

Registered 27 July 2005

Case Officer E Jones



Proposed Industrial Yard in Heron's Lane

The erection of an office, storage building, portakabin, boundary walls and formation of yard is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 26: General Economic Development Areas of the Dundee Local Plan Review 2005. The two objections are not considered to be of sufficient strength to support the refusal of planning permission contrary to the terms of the development plan. Accordingly the application is Recommended for APPROVAL subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of an office, storage building, portakabin and boundary walls and formation of a yard for a slaters' business. The office will be brick and the storage building block construction. The boundary walls will be brick to match the existing walls.
- The site lies in an industrial area with industrial uses to the east, west and south west. There are flats to the north. The site is open grass but was previously occupied by buildings. There is a footpath to the west from the houses in Kerr's Lane.
- The proposal complies with Policy 26: General Economic Development Areas which supports the development of industrial and commercial uses in this area of Lochee.
- Two letters of objection and one letter of support were received. The objections were on the grounds of traffic, increased noise, dust and fumes and loss of an important area of open space. The site will be screened by a 1.8 metre high brick wall. A large (17m by 7m) storage building is proposed which will contain noise, dust and fumes. The use is primarily storage for a business where the work they carry out is on site rather than at this yard. The objections are not supported.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of an office, storage building, portakabin, boundary walls and formation of yard for a slating firm. The office will be facing brick with tiled roof, the storage building will be concrete block with profiled metal sheeting roof, the portakabin is a standard modular unit and the boundary walls on the west and south boundary will be facing brick to match the existing walls. There will be an open yard which will be tarmaced. Seven parking spaces will be provided next to the office.

SITE DESCRIPTION

The site is a flat grassed area on the north side of Heron's Lane, east of the footpath to Kerr's Lane to the north. There is a scrap yard to the east, vehicle repair unit to the west, plant hire to the south west and an open area of grass to the south east. Both grass areas were formerly occupied by houses and industrial buildings which have been cleared. The site is bounded by 2m high brick walls to the north and east and a footpath to the west. There are flats to the north which overlook the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 26: General Economic Development Areas.

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

The proposal complies with Key Themes 1 and 4.

SITE HISTORY

There is no relevant site history.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and two letter of objection and one letter of

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 26: General Economic Development Areas. The site lies within a large area bounded by Liff Road, South Road and Gray Street which is covered by Policy 26. The policy supports industrial and commercial uses within Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 which includes the proposed use as a slaters yard.

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:

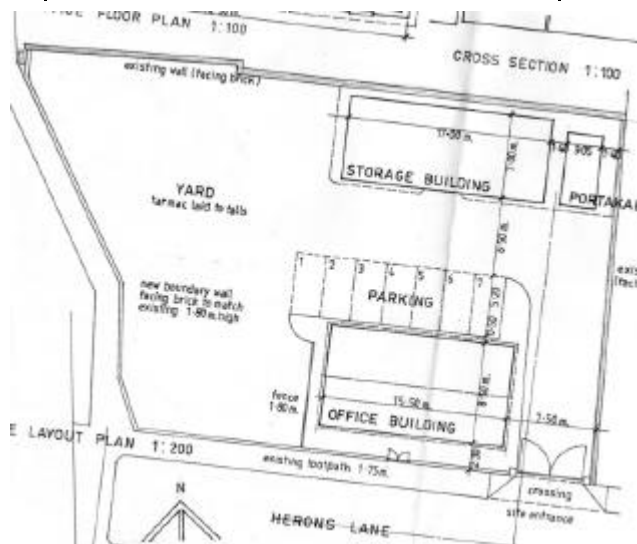
Support. One letter of support was received from an adjacent business.

Objections. The two objections are on the grounds of increased traffic, noise, dust and fumes and loss of open green space. Particular reference is made to the

potential danger to pedestrians using the footpath to the west of the site to reach the school.

The proposed development includes the construction of a 1.8 metre high brick wall along the west and south boundary which will screen the footpath from the proposed yard. The proposed access is at the eastern end of the site, as far away from the footpath as possible. It is not considered that the use of the site as proposed will have a significant impact on the safety of pedestrians.

The site is identified within an industrial area where there are some houses. A large storage building (17m by 7m) is proposed which will contain some noise, dust and fumes. The proposed use as a slaters yard is for predominantly storage of materials which are then fitted on site. It is considered that there is unlikely to be



support were received. The objections are on the grounds of increased traffic, noise, dust and fumes and loss of open green space. These will be considered in the Observations below and copies are available in Members lounges.

CONSULTATIONS

There were no adverse comments from consultees.

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

significant noise, dust or fumes which would be sufficient to justify the refusal of the application contrary to the policy which supports the development.

The site is currently an open grass area which was previously occupied by houses and industrial buildings. It is not designated as public open space and is grassed to improve its visual appearance until a new industrial or commercial use is identified. It is surrounded on three sides by industrial premises or land which is identified for industrial uses.

The objections cannot be supported.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan.

Design

The proposal is for an industrial use in an industrial area. The design and materials of the office and storage building are functional and acceptable. The portakabin is a temporary building and will only be permitted for a limited period of time. The boundary wall is to be brick to match the existing walls. The proposals are acceptable.

CONCLUSION

The proposal complies with policy in the Dundee Local Plan Review 2005 and the objections cannot be supported. It is therefore recommended that planning permission be granted with conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition(s):-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 A VA application is required by Dundee City Council as Roads Authority for the formation of the new footway crossing. All related works shall be to DCC standards and specifications.
- 3 The boundary wall hereby approved shall be completed prior to the first use of the premises hereby approved.

- 4 the car parking area shall be surfaced and marked out in full accordance with the approved drawings before the development is first used and thereafter shall not be used or permitted to be used for any purpose other than the parking of vehicles belonging to bona fide employees, customers, patrons, visitors and clients

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 in the interests of public and highway safety and the visual amenities of the area
- 3 in the interests of public and highway safety and the visual amenities of the area
- 4 in the interests of public and highway safety and the visual amenities of the area