

**KEY INFORMATION****Ward** Law**Proposal**

Outline consent for MOT station, workshop and used car sales

**Address**

13 Ash Street  
DUNDEE

**Applicant**

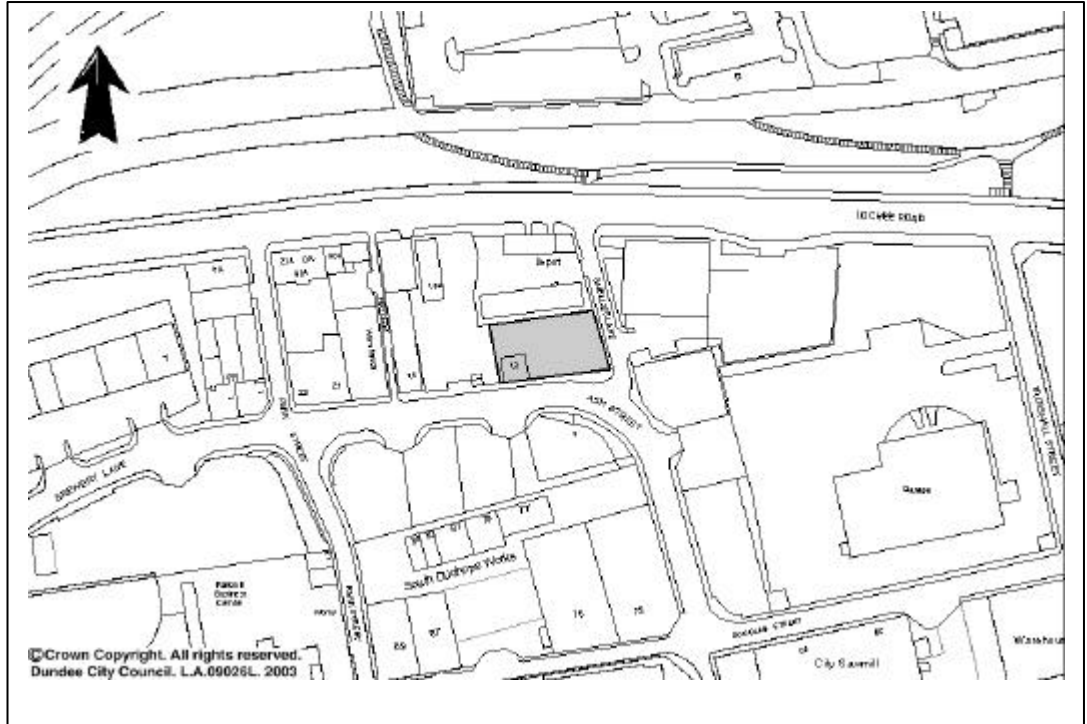
Mr Alistair Brown  
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**Agent**

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6 Hazel Drive  
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**Registered** 20 October  
2005

**Case Officer** Eve Jones



## Proposed Car Sales Garage in Ash Street

An outline consent for an MOT station, workshop and used car sales 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 objection is not supported. Accordingly the application is Recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Outline planning permission is sought for the change of use of a former scrap yard to an MOT station, workshop and car sales. The site is small, 33 metres by 18 metres and lies within Blackness, north of Ash Street and west of Smellies Lane. It is bounded by a stone wall and the existing access to Ash Street will be retained.
- The proposed uses comply with Policy 26: General Economic Development Areas of the Dundee Local Plan Review 2005.
- One objection was received from the adjoining large car sales and repair complex on the grounds of traffic, parking and access problems. The objection is not supported.
- The application is in outline and an indicative layout has been submitted to demonstrate the internal layout of the site, including parking. The details of the proposal will be the subject of a further application if this outline application is approved.

## DESCRIPTION OF PROPOSAL

Outline planning permission is sought for change of use of a former scrap yard to an MOT station, workshop and car sales. There are no details of the building to be erected on the site but an indicative layout of the various uses has been submitted. The existing access to Ash Street will continue to be used. The site is relatively small, 33 metres by 18 metres and is bounded by a stone wall on the south and east sides.

## SITE DESCRIPTION

This is a square site in Blackness, north of Ash Street and west of Smellies Lane, close to its junction with Lochee Road. To the east lies the modern Audi garage and to the south east the large Glenvarigill car sales and repair complex. There are small car repair and commercial businesses in the yards to the south and west. The adjoining yard to the west contains a lattice telecommunications mast. There are no residential properties in the near vicinity.

## 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

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 Theme 1 as it is effective use of a vacant brownfield site.

## SITE HISTORY

There is no relevant planning history.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and one valid objection was received from the adjoining car sales and repair complex on the grounds of lack of parking and poor access to and from Smellies Lane.



## 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

- whether the proposals are consistent with the provisions of the development plan; and if not
- 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 26 supports proposals for Class 5 General Industrial uses. The proposed repair workshop and MOT station is a Class 5 use and is acceptable. The policy also states that uses of a wider industrial nature, including car sales, may be permitted provided:

- there is no detrimental impact on neighbouring uses and residential amenity.
- there is no unacceptable traffic impact, and
- the scale of development is appropriate to the size and location of the site.

In respect of this site,

- the surrounding uses are car related and this small scale proposal will have no adverse impact; there are no residential units nearby.
- the existing access to Ash Street will be used, the layout indicates that parking can be accommodated within the site and there will be no adverse traffic impact.
- the scale of use as proposed is acceptable on this small site.

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:

## Objection

One valid objection was received from the adjoining car sales and repair complex on the grounds of lack of parking and poor access to and from Smellies Lane. The objector states that there is already a problem with lack of parking in this area which will be further exacerbated by staff and customers vehicles. The objector occupies a very large site to the south east of this small site. Customers and staff should be able to be accommodated within that site and should not require to park on street. The indicative layout demonstrates that car parking can be accommodated within the site.

The site will use the existing access to Ash Street, there is no access on to Smellies Lane.

The objection cannot be supported.

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

## Design

The application is for outline consent to establish the principle of the uses. The details of the building will be submitted at a later stage and the provision of on site parking can be the subject of a specific condition.

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## CONCLUSION

It is therefore recommended that planning permission be granted with conditions.

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## RECOMMENDATION

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

- 1 the approval of the City Council shall be obtained to the following reserved matters before any development is commenced viz: the siting of the building(s) the design of the building(s) the external appearance of the building(s) the means of access to the building(s) the landscaping of the site
- 2 application for approval of the matters referred to in condition (1) above must be made within 3 years of the date of this permission
- 3 the development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later
- 4 The submitted details as required in Condition 01 shall include provision of parking, within the site, for staff and customers.

## Reasons

- 1 to reserve these matters for future consideration by the Council
- 2 to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997
- 3 to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997
- 4 In order to prevent interference with the free flow of traffic in the adjoining highway(s).