

KEY INFORMATION

Ward Lochee

Proposal

Change of use from
warehouse/light industrial
unit to car hire office

Address

Unit 5A
Kingsway Park
Whittle Place
Dundee

Applicant

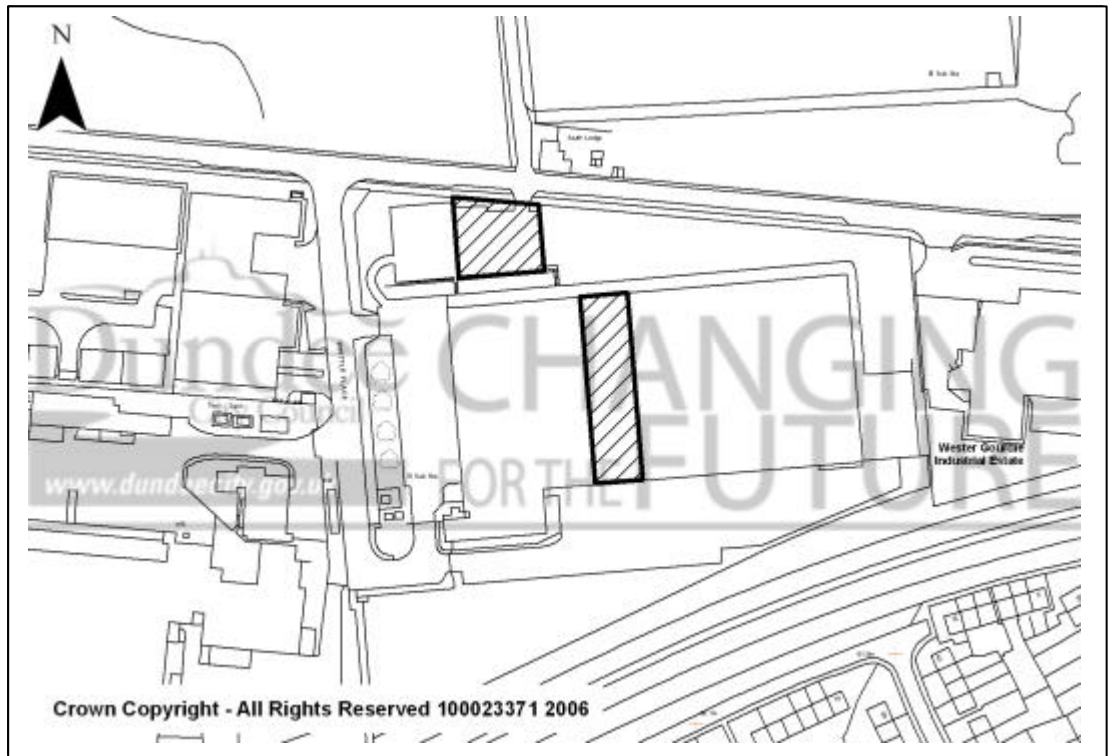
Hertz Europe Ltd
Hertz House
11 Vine Street
Uxbridge
Middlesex UB8 1QE

Agent

CNP Ltd
247 West George Street
Glasgow
G2 5QA

Registered 29 Oct 2008

Case Officer D Gordon



Proposed Car Hire Office in Kingsway Park

A change of use from warehouse/light industrial unit to car hire office is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal does not fully comply with the relevant policies of the Development Plan. However, there are other material considerations of sufficient weight, including the scale of the proposal, which would justify support of this use in this location. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- The proposal seeks permission for a car hire office in an industrial unit located within the Gourdie Industrial Estate.
- The statutory neighbour notification procedure has been completed in addition to the proposal being advertised in the local press as 'Development Contrary to the Development Plan'. No objections to the application have been received.
- The development is considered to be contrary to Policy 24 (Principal Economic Development Areas) and the use does not comply with the exceptions as detailed in Policy 27 (Ancillary Services within Economic Development Areas) of the Plan.
- It is concluded that there are other material considerations of sufficient weight, including the location and scale of the use, that would justify setting aside the terms of the development plan policies and recommending approval of the application subject to conditions.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the use of the west most section of a sub-divided industrial unit as a car hire office. A new roller shutter door is proposed on the south elevation of the building.

The property measures approximately 960m² in size. An existing car park located on the north side of the building forms part of the proposed use. This parking area will be accessed directly from Liff Road to the north.

SITE DESCRIPTION

The site is located within the Gourdie Industrial Estate on the east side of Whittle Place. The property forms part of a terrace of single storey, pitched roof industrial buildings that are finished in facing brick and metal profile sheeting.

The north side of the building accommodates an area of open space (grass) and an off street car park that is accessed directly from Liff Road. The land drops steeply from this area to the pathway located on the north side of the property.

The surrounding area to the east, west and south is predominantly industrial in character. An existing car and van hire operation exists to the west. Located to the north is Camperdown Park.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

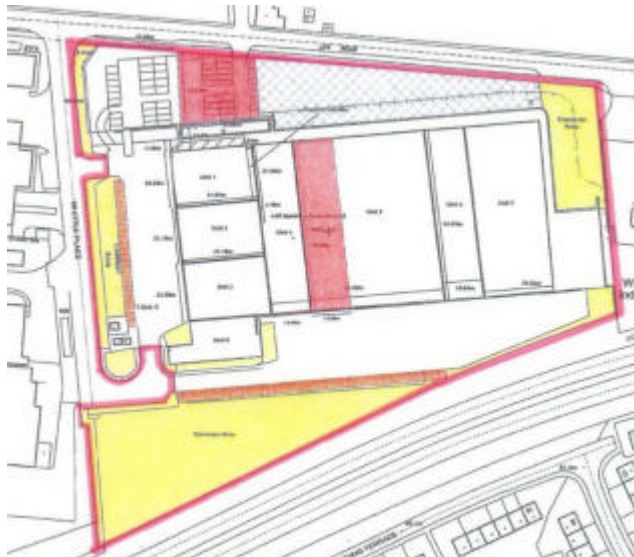
There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 24: Principal Economic Development Areas - Principal Economic Development Areas are of City-wide significance and as such will be safeguarded for industrial and business use. Uses outwith Classes 4 "Business", 5 "General Industry" and 6 "Storage and Distribution" will be resisted. Exceptions where defined in Policy 27 (Ancillary Services within Economic Development Areas), will

only be considered favourably where it can be demonstrated that the development will enhance the attractiveness of the area for further industrial and business investment.



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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

There are no recent planning applications of direct relevance to the proposal under consideration.

PUBLIC PARTICIPATION

The statutory neighbour notification procedure has been undertaken by the applicants. In addition, the proposal has been advertised in the local press as "Development Contrary to Development Plan".

No objections to the proposed change of use have been received.

CONSULTATIONS

No adverse comments have been received from any of the statutory consultees.

OBSERVATIONS

Statutory Requirements

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 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.

The proposal under consideration involves a change of use of the western section of a sub-divided industrial unit to a car hire office.

The site is located within the Gourdie Industrial Estate where there is presumption in favour of safeguarding industrial and business uses included in Classes 4, 5 and 6 of the Use Classes Order 1997 (Policy 24: Principal Economic Development Areas refers). A car hire use does not

fall within any of these stated Use Classes.

Policy 27 (Ancillary Services within Economic Areas) of the Local Plan states that appropriate ancillary services which can be demonstrated to meet the needs of employees and compliment existing businesses will be supported where they satisfy certain criteria. These uses would include such services as nurseries, cafes or banking facilities. Car hire does not fall within the scope of these ancillary services.

It is concluded from the foregoing that the proposal does not comply with the provisions of the development plan.

Other Material Considerations

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

The property is located in a terrace of industrial properties that orientate in an east to west direction along the Liff Road frontage. The unit forms the west section of a sub-divided industrial building and measures approximately 960m² in floor area.

It is considered that the scale of the proposed operation in relation to the surrounding area is minimal and in this respect it is concluded that the operation will have no detrimental impact on the economic viability or vitality of the estate.

The access and egress arrangements for the site are considered to be acceptable and will not adversely impact on the free flow of traffic and pedestrian safety on the Liff Road to the north.

An existing car and van hire operation is located to the west. This business has operated successfully within the estate without detriment to the adjoining occupiers or the wider estate.

It is concluded from the foregoing that there are material considerations which justify the grant of planning permission contrary to the provisions of the Development Plan. It is therefore recommended that planning permission be granted with conditions.

Design

There is no design implications associated with this proposal.

CONCLUSION

The car hire proposal contravenes the relevant land use policy requirements of the Local Plan by virtue of the operations not falling within Classes 4, 5 or 6 of the Use Classes Order 1997. In addition, the use fails to comply with the ancillary services operations considered to be acceptable within the estate under the terms of Policy 27 of the Local Plan.

However, it is considered that the operations are minimal within the context of the surrounding area and that the use of the unit for the car hire business, by virtue of its small scale, will not prejudice the economic viability or vitality of the industrial estate or adversely impact on the operations of the surrounding occupiers.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following condition:

- 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.