

**KEY INFORMATION**

**Ward** East Port

**Proposal**

Change of use of vacant land to a motorcycle training school

**Address**

74 East Dock Street  
Dundee  
DD1 3LH

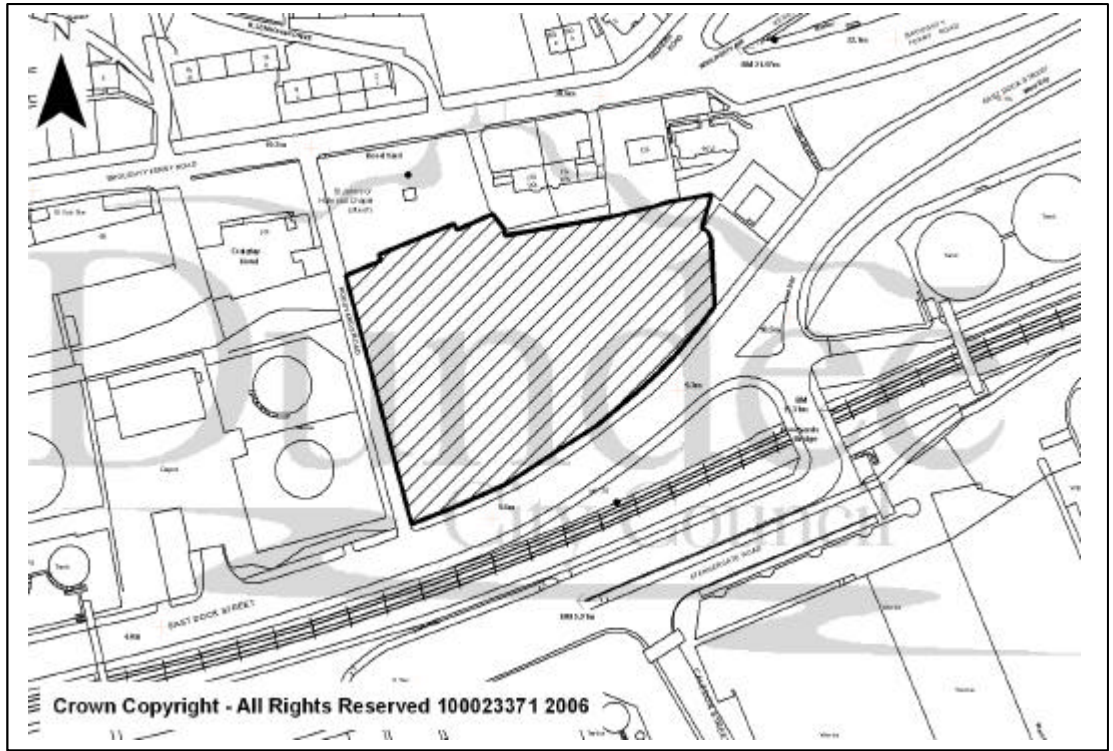
**Applicant**

Scotriders Motorcycle  
Training School  
7 Loftus Road  
Dundee  
DD3 9TE

**Agent**

**Registered** 29 Jan 2007

**Case Officer** Julie Young



## Proposed Motorcycle Training School in East Dock Street

A change of use of vacant land to a motorcycle training school is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal complies with the Policies in the Dundee Local Plan Review 2005. The objections are not supported and there are no sufficient material considerations to justify refusal of the application. Accordingly, the application is recommended for APPROVAL.

**SUMMARY OF REPORT**

- Planning permission is sought for change of use from vacant land to a motorcycle training school at 74 East Dock Street, Dundee.
- The applicant has submitted additional details on the operations of the facility and information in support of the application including supporting letters.
- Policy 1 is of relevance to the determination of the application as there are residential properties within close proximity to the site.
- It is considered that the proposed use will not result in loss of amenity for nearby residents and safe vehicular access into and out of the site will be provided.
- The application is recommended for APPROVAL subject to conditions.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for change of use from vacant land to a motorcycle training school at 74 East Dock Street, Dundee. The site will be accessed from East Dock Street. The proposed opening hours for the business are 08:00 to 18:00 Monday to Friday, 09:00 to 18:00 Saturday and 10:00 to 18:00 Sunday. In addition, there are Youth Courses on Friday evenings from 18:00 to 20:00.

The maximum number of motorcycles using the site at any time would be four and no motorcycles will be stored on the site.

The applicant submitted 3 further letters of support, which they have received to the proposal.

Details of the Youth Courses have been submitted by the applicant. The company work in partnership with Dundee City Council Leisure and Communities Department, Community Centres, Community Safety and other outreach groups. The course provides vulnerable young people with access and skills to using motorcycles safely and legally. They consulted with Community Police, Tackle Crime Community Action Groups, local young people, parents, local residents, youth work staff and area youth work teams in setting up the Youth Courses.

## SITE DESCRIPTION

The application site is located on the north side of East Dock Street and it is a site which is currently owned by Nynas. The site has a concrete base and some trees along a slope to the north. There are timber hoardings and advert hoardings along the boundary onto East Dock Street. There is a former access on East Dock Street which is approximately 6m wide and located over 40m from Rooyards Road, which is located immediately to the west of the site. There is a cemetery to the north and hotel to the north west. There are 2 and 3 storey flatted properties to the north and north east.

## 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 1: Vibrant and Sustainable Communities - new development should be in accordance with other policies in the Plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.



### Scottish Planning Policies, Planning Advice Notes and Circulars

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

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### 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 is no site history of direct relevance to the application site.

## PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and three letters of objection (one containing 5 signatures) were received on the grounds of the adverse impact on residential amenity due to potential noise disturbance, traffic/access problems, adverse impact on trees, potential pollution problems and safety concerns. One letter of support was received to the planning application from a Communities Worker of Dundee City Council, who works for Kirkton Youth Team.

Copies of the objection and support letters are available for viewing in the Members' Lounges and will be considered in more detail in the Observations.

## CONSULTATIONS

The Head of Environmental Health and Trading Standards advises that there is no noise concern with the proposed development either during day or night-time hours. There are no air pollution concerns and this has been confirmed.

It has been confirmed that there is contamination within the site. However the proposal does not include any groundworks and so it is not considered that contamination will be an issue with the proposed development. An informative will be attached to advise that if groundworks are proposed in the future, then details should be submitted to the Council for approval.

Transport Scotland and BEAR Scotland have been consulted on the proposal and have no objections. They recommend that a condition is attached to ensure there are clearly signed entry and exit arrangements for the site.

Under Article 15 of the General Development Procedure (Scotland) Order 1992, it is advised that for the proposed change of use the Health and Safety Executive do not require to be consulted, although the site is classified as a hazardous zone.

## 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 1 seeks to protect the environmental quality enjoyed by local residents. It is considered that the proposal which is to change the use of land from vacant land to motorcycle training school will not result in an unacceptable loss of amenity for residents. The Head of Environmental Health and Trading Standards advises that there are no noise or air pollution issues with the proposal. The site is located on a busy arterial route and within an industrial area, where background noise levels are higher than other areas within the City. They advise that the site is contaminated and the applicant has been advised in writing of their legal responsibility when occupying a contaminated site. It has been confirmed that no groundworks are proposed and so there will be no contamination issue.

It is concluded from the above that the proposal complies with Policy 1 of the Development Plan.

## Other Material Considerations

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

## Objections

Three letter of objection have been received on the grounds of:

- 1 Adverse impact on residential amenity due to potential noise disturbance - the Head of Environmental Health and Trading Standards has confirmed that there are no noise concerns with the proposed development due its location on the busy A92.
- 2 Traffic/access problems - Transport Scotland and BEAR Scotland have been consulted and have no objection. The site has been fully assessed and passed by the Driving Standards Agency as a suitable motorcycle training school. A copy of the approval was submitted by the applicant. The applicant has provided advice for trainees for entering the site, within their website directions.
- 3 Adverse impact on trees - it is not proposed to remove any trees from the site. The Council's Forestry Officer has not raised any concerns.
- 4 Potential pollution problems - the Head of Environmental Health and Trading Standards has confirmed that there are no air quality issues.
- 5 Safety concerns - as discussed above, no issues have been raised by consultees about safe access into and/or out of the site.

## Letters of Support from Applicant

3 additional letters of support were submitted by the applicant from various youth groups. They indicate the benefits to young people of having these facilities available within Dundee and are very supportive of the location of this proposal.

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. It is therefore recommended that planning permission be approved.

## Design

There are no design issues related to the proposed development.

## CONCLUSION

The proposal complies with Policy 1 of the Dundee Local Plan Review 2005 and the objections are not supported. There are no material considerations that would justify refusal of the application. Therefore the application is recommended for APPROVAL

## RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 No advertisement signs for the business shall be erected along East Dock Street without prior permission from the Council.
- 3 An entry and exit arrangement shall be adopted, clearly advised to all trainees and signed at all times all to the satisfaction of the Council and after consultation with the Roads Authority.
- 4 The business shall only operate in accordance with the proposed opening hours and details as outlined in a letter from the applicant dated 2 March 2006.

## Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 To protect the visual amenity of this main ambassador route into and out of Dundee City Centre.
- 3 To ensure there is safe access into and out of the site at all times due to its location on the A92 trunk road.
- 4 To protect the amenity of neighbouring residents from unacceptable noise levels.