

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 7 December 2010

DC10/298/COU: Change of use of former red cross hall to a dog training and boarding facility at 233 Dumbarton Road, Clydebank by Claire Forey.

1. REASON FOR REPORT

- 1.1** This application relates to a property in which the Council has an ownership interest. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application relates to a vacant building which was formerly used by the Red Cross as a training facility. Since the Red Cross ceased using the building, it has been empty for over ten years. The property is a single storey flat roofed brick building which covers an area of approximately 120m². The site is bounded to the south by a grassed area and disused railway line, whilst on the opposite side of Dumbarton Road there is a further area of open land and an operational railway line. To the west of the site is an office building with car parking and an advertisement hoarding and vacant land to the east.
- 2.2** The proposal seeks to change the use of vacant premises to a dog training and boarding facility. The applicant already operates a boarding kennels business at Cochno Holdings, but as that site is not central and difficult to access, it is proposed to use the application premises as a drop off/collection point for the dogs. This would involve dogs being dropped off in the morning before being transferred to kennels at Cochno Holdings during the day in a small van. Dogs would then be returned to the application site for collection, which would normally be between 4pm and 6pm. No dogs would be kept at the site overnight. The premises would be able to accommodate up to 10 dogs. In the evenings, the premises would be used from 6pm until 10pm (at the latest) for dog training and behavioural classes, with up to 10 dogs attending at any one time with some of the classes being one to one sessions. It is anticipated that the premises could be in use seven days a week.
- 2.3** The change of use would also include the provision of two off street parking spaces immediately to the west of the building. Externally, the existing access at the front of the building would be retained and all

boarded up windows will be reopened. Repairs will also be made to the roof to ensure the building is wind and watertight. Within the building, a number of rooms would be formed including an office, reception, toilet, kennel room/holding area and a training and meeting area. At the front of the premises, the existing trees would be retained and the grassed area would be enclosed by a 1metre high timber fence.

3. CONSULTATIONS

3.1 West Dunbartonshire Council Roads Service and Estates Section have no objection to the proposal.

3.2 West Dunbartonshire Council Environmental Health had requested that further information was submitted in relation to noise attenuation, kennelling and ventilation. Having reviewed the additional information that has been submitted, they have confirmed that the measures are appropriate and have no objection to the proposal.

4. REPRESENTATIONS

4.1 Two letters of representation have been submitted on behalf of nearby businesses which both object to the proposal on the following grounds:

- The proposed use is not appropriate in a predominantly office based location;
- The proposal could result in excessive noise;
- The proposal could result in animal fouling in the surrounding area;
- There is insufficient parking included in the proposal and the location of the two car parking spaces would impact on the access and egress from the rear car park area;
- There is no right of access either vehicular or pedestrian over the land owned by the neighbouring proprietor; and
- The use of the neighbouring car park is not acceptable.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

5.1 The application site is covered by two policies, with the small landscaped area at the front of the building being identified as part of a neighbouring housing opportunity site and the building itself being identified as part of an existing public service (along with the adjacent office block which is occupied by the valuation board). Other than the erection of a 1metre high fence around the landscaped area at the front of the premises, this area will be unaffected by the development and the proposal would not detract from the development potential of the adjoining land.

5.2 The building is covered by Policy PS1 which seeks to protect established public utility, social and community facilities. If such a

facility is no longer needed, the policy indicates that proposals for re-use should be assessed with regard to the character and amenity of the area. Whilst the Red Cross training building was a public service use, the building has been vacant for over 10 years and the provision of such a facility is no longer required. The proposed change of use would result in the building being brought back into use without having a detrimental impact on the character or amenity of the surrounding area, and as such the proposed use would not conflict with Policy PS1.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Appearance

- 6.1** The premises have been vacant for a considerable period of time and there has been no demand for the premises to revert to their previous use as a Red Cross training facility. Consequently, some windows have been boarded up for a significant period of time and the building is gradually falling into a state of disrepair. The current proposal would bring the building back into use, reopen boarded up windows and provide dedicated parking. This would help to improve the appearance of the building and surrounding area.

Noise, Dog Fouling and Location

- 6.2** The site is situated in a predominantly business environment with office buildings located to the east and west. The business has previously operated from premises nearby and there were no issues raised in terms of its operation. Environmental Health has reviewed the information submitted as part of this application and they have confirmed that the measures relating to noise attenuation and ventilation are appropriate. It is not anticipated that noise issues will arise since no dogs will be kept in the building for a considerable length of time. In addition, the kennel/holding room will be insulated to increase soundproofing and will also be located at the furthest point from the nearest office building. Due to the distance to nearby buildings and the way in which the business will operate, it is considered that no unacceptable noise issues are likely to arise as a result of the development.
- 6.3** Since the dogs will only be on site for a relatively short period of time and under supervision, it is not anticipated that problems of dog fouling in the immediate vicinity are likely to arise.

Traffic and Parking

- 6.4** The premises currently have no dedicated parking spaces, and like other nearby properties relies on the availability of on street parking. However, this proposal would provide two off street parking spaces, which would improve the situation. The number of vehicles at the premises at any point through the day is likely to be very limited, and whilst there may be a number of vehicles when training classes are operating these will generally be in the evening when there is least demand for on-street parking from the neighbouring businesses. The

Council's Road Service are satisfied with this level of provision and with the provision of the parking spaces. It will be the responsibility of the applicant to ensure that they have a right to access the building and can make use of the off street parking provision. Overall, it is not considered that the proposal would give rise to significant traffic or parking issues.

7. CONCLUSION

- 7.1** The proposal will enable a vacant building to be brought into use and will provide dog training and a temporary waiting area for dogs before they are transferred to kennels at Cochno Holdings. The appearance of the building will be improved and it is therefore considered that the proposed use would be acceptable at this location. It is not considered that the use will have an adverse impact on the surrounding area in terms of noise or general amenity issues.

8. RECOMMENDATION

- 8.1** **Grant** full planning permission subject to the conditions set out in Section 9 below.

9. CONDITIONS

- 1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:**
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);**
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed.**
- 3. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 4. Prior to the development hereby approved coming into use, the two car parking spaces shown on Drawing No.4 shall be formed and available for use at all times whilst the premises are operational.**

5. The dog boarding activity shall be limited to the dropping off and collection of dogs which are kept at a boarding kennels on a separate site. No dogs shall be kept at the premises overnight.
6. The building shall not operate for dog training or for the dropping off/collection of dogs outwith the hours of 8am to 10pm.

Elaine Melrose
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and Economic Development
Date: 22 November 2010

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Appendix: None.

Background Papers:

1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: 6 (Clydebank Waterfront)