



Planning Application Reference: 141473

Proposal Description: Change of use from Class 5 (General Industrial) to Car Repair (Class 5) and Car Hire (Sui Generis).

Applicant: Washbay , 54 Salisbury Terrace, Aberdeen , Aberdeen City , AB10 6QH

Comments by Ashley and Broomhill Community Council.

Dear Sirs

The comments on and objections by Ashley and Broomhill Community Council to this planning application are as follows:

This property was marketed with planning permission to build a house. After standing empty for a considerable number of months, the former 'Wash Bay' premises the site was sold for non-residential use. There is concern that the new owners of these premises intend to offer a car repair and car hire business. Their current premises also do body shop and paint spraying. For a very long time (20 years +?) it has operated as a Car Valet Service. While in the past (before the car valet) this address did operate as a car repair workshop, Ashley and Broomhill Community Council would suggest that such a change of use should not be permitted .

Reasons include:

1. Salisbury Terrace is in a residential area.
2. There is very limited space at the site for customer parking, staff parking and the parking of cars to be hired / being returned from hire. It is inevitable that customer, hire and staff cars will be parked on the street, as will other vehicles appropriate to that business.
3. Recent traffic surveys show the area to be heavily congested with residents parked cars at all times. Extra traffic/demand for parking will add to the strain.
4. The same surveys show Salisbury Terrace to be unsuitable for trucks, such as those who would be transporting damaged cars, or delivering spare parts. The access to the premises is very restricted.
5. It is likely that, traffic would have to stop while deliveries are made. Salisbury Terrace is a convenient route for drivers crossing the city at all times, as it provides an alternative to North Anderson Drive. This would cause problems to commuters across the city. It could also cause problems for ACC refuse collection vehicles.

6. The nature of a repair and body shop business will generate noise from motor vehicles and machinery required that nearby residents will have to suffer.
7. Paint Spraying may generate fumes that nearby residents could be affected by. Body shop activities may also generate airborne particulates.
8. It is possible that paints and chemicals would be stored at the premises, and this too is a cause for concern to residents
9. All vehicles would have to cross a narrow pavement to enter the premises. Vehicles negotiating the entrance would cause obstruction and hazard. This represents a danger to all pedestrians, not just primary school children going to Broomhill, or older pupils walking to nearby schools.
10. Waste disposal may also be problematical, and may involve chemicals, solvents, paint, and car parts.

It should be noted that the notification of this planning application was not received in time for consideration at the meeting of the community council on 2nd October 2014. The proposed development of this site was discussed at the next community council meeting held on 6th November 2014. This document has been prepared and submitted following the discussion concerning the development of this site at the community council meeting held on 6th November 2014.

The view of the community council is that this application should be rejected.

Richard Butler



6th November 2014

Secretary

Ashley and Broomhill Community Council

e-mail: