

DELEGATED

AGENDA NO 7
PLANNING COMMITTEE
12th NOVEMBER 2014

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

14/2359/COU

Chapel Road Youth Centre, Chapel Road, Billingham

Retrospective application for use as a motorcycle training school including playground to be used for training and use of 2 no. portacabins (1 no. garage and 1no. office)

Expiry Date: 13 November 2014

UPDATE REPORT

The applicant has requested that the proposed condition relating to hours of motorcycle use be reworded slightly to exclude staff movement to and from the site. The recommended condition had not intended to control staff movements to and from the site and to prevent ambiguity it is recommended the condition wording be amended.

An additional letter of support has been received as detailed below. The principle of the comments have already been made and taken into account within the main report and as such, these additional comments do not affect the recommendation within the main report.

Michelle Walton, 6 Grange Avenue, Stockton

I have used Ace motorcycle training for my CBT and are hoping to use them for my motorcycle test. I have found all the guys there friendly, professional and very supportive. I love scootering to work in Billingham, especially as it costs next to nothing compared to using my car. Also as a fellow local business in Billingham it is of vital importance to support local business to keep the area alive and busy. Without it there would be no passing trade and we would all suffer.

RECOMMENDATION

That planning application 14/2359/COU be approved subject to the conditions within the main report and the changes to the condition as detailed below:

Hours of Use

The use hereby approved shall be limited to the hours of 8.30am to 5pm Monday to Saturday with no Sunday or bank holiday opening. Any movement of bikes (excluding staff travelling to and from the site) before 9am shall be without the engine running. Any use of motorbikes/cycles for training or tests on the public highway outside of these hours shall only be undertaken in instances where the motorbikes / cycles are wheeled to and from the site access onto Chapel Road without the engine being started.

Reason: In order to limit the hours that noise will be generated from the site in respect to the use, thereby limiting the extent to which the site will affect residential amenity in accordance with the guidance of the National Planning Policy Framework.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Glossop Telephone No 01642 527796**

WARD AND WARD COUNCILLORS

Ward Billingham South Ward
Ward Councillors Councillor Mrs Jean O Donnell, Councillor Michael Smith.

IMPLICATIONS

Financial Implications:

There are no known financial implications in determining this application.

Legal Implications:

There are no known legal implications in determining this application.

Environmental Implications:

The proposal has operated on site for approximately 9 years and its environmental impacts relate to noise and disturbance and pollution and the visual impacts on the surroundings. It is considered that these would be relatively limited subject to controlling conditions and restrictions on the hours of use and intensification of use that can be achieved.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report. The views of residents and other has been taken into account in reaching the recommendation whilst the impacts on nearby properties and land uses have been taken into account. It is considered that the proposed use would not have a significant and detrimental impact on the amenity associated with the adjacent residential properties.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. The proposal is considered does not increase risk to community safety taking into account the use of an existing site, fall-back position of a use for the site and improvement to site operations relating to the access which can be achieved.

Background Papers:

Planning History