

PLANNING APPLICATION REF. 17/00328/FULL

**DESCRIPTION OF DEVELOPMENT:
CHANGE OF USE FROM NIGHTCLUB TO GYM, HOT FOOD TAKEAWAY
AND TWO BEDROOM FLAT, INCLUDING ELEVATION ALTERATIONS**

AT

89 NORTH STREET FORFAR DD8 3BL

REPRESENTATIONS

Comments for Planning Application 17/00328/FULL

Application Summary

Application Number: 17/00328/FULL

Address: 89 North Street Forfar DD8 3BL

Proposal: Change of Use from Nightclub to Gym, Hot Food Takeaway and Two Bedroom Flat, Including Elevational Alterations

Case Officer: Stephanie Porter

Customer Details

Name: Mr Richard Airey

Address: 93a North Street Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to make the following points as we live adjacent to this proposed development

1) We dispute the point that parking is "ample". It is very difficult to get parked near to our property due to people parking for 2 x bakers, 1 x food takeaway shop, a gents barbers and an Indian takeaway. People parking on the street to visit these or make deliveries also makes the junction onto Market St extremely busy - it can be hard to safely cross the road.

2) The property is adjacent to our enclosed rear garden which is accessed via the same front door to our property. What access would workmen expect to this area? At present this is an area we can allow our visiting step and grand-children and pets to access freely without fear of them getting onto the road or being disturbed by others. How much disruption would this work cause? Two of our bedrooms also back onto this area. Exactly what changes are to be made to the existing building at the back and how would this impinge on our privacy?

3) There are already 2 hot-food takeaways open each evening and 3 open each daytime nearby.

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Customer Details

Name: Miss kathleen clark

Address: 26 priory cottages lunanhead forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i object to this proposal as there is no parking in area also there are quite a lot of gymns in the town

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Case Officer: Stephanie Porter

Customer Details

Name: Mr Kevin Finlay

Address: 87 North Street Arbroath

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am currently the tenant of the Tattoo Studio at 87 North Street.

I object to these proposals in light of the conditions that were put on my own planning permission only months ago. The opening hours that we are restricted to were put in place and I would expect this to be no different. We were advised that we could not open after 8pm as the noise implications were too great. Surely a Takeaway and a gym is going to be more onerous than an 8 volt tattoo machine?

I also agree that there is not enough parking in North Street as it is, and I do not think another takeaway shop in the area is required as there is so many already.

We have had our shop window cracked on a couple of occasions with the existing club, I am sure a late night take away would only keep the issue of people hanging around outside probably whilst intoxicated into the early hours.

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Case Officer: Stephanie Porter

Customer Details

Name: Mr James Lynch

Address: 3 Market Place Forfar

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning,

my wife and I wish to comment:

- a) We Support change of use to a Gym.
- b) We Support the creation of a two bedroom flat.
- c) We Object to the creation of a Hot Food Takeaway.

Reasons for objection:

- a) Out of hours nuisance factor.
- b) This area is in our opinion more than adequately provided for with food outlets.

Suggestion:

Retail premises readied for other use (leased), this we would welcome and Support.

Thank you for your consideration.

James Lynch & Margaret Balfour.

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Customer Details

Name: Mr JAMES TAYLOR

Address: 93 NORTH STREET FORFAR

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am currently the tenant of the sandwich shop Wrap n Roll at 93 North Street, I object to these proposals as I am restricted to opening hours of 7.30am-3.00pm.

Considering my premises has been trading for over 15 years, I feel granting this proposal would be unacceptable and unfair.

I also agree that there is not enough parking in North Street, and I do not think another take away shop in the area is needed.

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Case Officer: Stephanie Porter

Customer Details

Name: Ms Eleanor Feltham

Address: 92 St Ninians Road Padanaram Angus

Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Royal Burgh of Forfar and District Community Council have discussed this application and agreed that parking around this area is very difficult given competition for parking from existing businesses and local community.

Given the restricted hours that similar takeaways can operate in this area, any other provider operating during and after these hours may be detrimental to the local community and existing businesses from noise, smells and food waste litter.

Gym facilities are already provided in the local area therefore would there be sufficient demand for this business.

There are no particular comments re the proposed flat.