

FALKIRK COUNCIL

Subject: CHANGE OF USE FROM BUILDERS STORAGE AREA (CLASS 6) TO SALE AND REPAIR OF MOTOR VEHICLES (RENEWAL OF PLANNING PERMISSION P/09/0862/FUL) AT MORVEN CONSTRUCTION LTD, GRANARY SQUARE, BANKSIDE, FALKIRK FK2 7XJ FOR MORVEN MOTORCYCLES - P/11/0627/FUL

Meeting: PLANNING COMMITTEE

Date: 1 February 2012

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Falkirk North
Provost Pat Reid
Councillor David Alexander
Councillor Craig R. Martin
Councillor Cecil Meiklejohn

Community Council: Langlees, Bainsford and New Carron

Case Officer: Stephen McClure (Planning Officer), Ext. 4702

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the meeting of the Planning Committee on 5 December 2011 (copy of previous report appended, Appendix 1), when it was agreed to continue the application and to undertake a site visit. This visit took place on 19 December 2011.
2. At the site visit, the applicant was heard in relation to the proposal and the nature of the existing use. Objectors were also heard in relation to their concerns, including noise and fumes from operations and disturbance from motorcycles entering and leaving the site.
3. A representative of the Environmental Protection Unit was heard in relation to that Unit's involvement at the premises and with the objectors. Members requested that a written statement in this regard be prepared for Committee's consideration. This is appended to this update report (Appendix 2).
4. Provost Reid and Councillor Cecil Meiklejohn, Local Members, were heard in relation to the proposal.
5. No matters were raised which would amend the original recommendation to grant planning permission.

6. RECOMMENDATION

6.1 It is therefore recommended that Committee grant planning permission subject to the following conditions:-

- (1) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall not be used as a Class 1 Retail Use.**

Reason(s):-

- (1) To ensure that the Planning Authority can control the future use of the premises.**

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A and 02.**
- (2) Any complaint received about noise will be investigated by the Environmental Protection Unit and appropriate action will be taken in terms of the statutory nuisance legislation.**

PP

.....
Director of Development Services

Date: 24 January 2012

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Letter of Objection received from Pauline Black and Neil Ferguson, 1 Hendry Street, Falkirk FK2 7ND on 27 October 2011.
4. Letter of Objection received from Mrs Christine Miller, 3 Hendry Street, Falkirk FK2 7ND on 30 October 2011.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504702 and ask for Stephen McClure, Planning Officer.

FALKIRK COUNCIL

Subject: CHANGE OF USE FROM BUILDERS STORAGE AREA (CLASS 6) TO SALE AND REPAIR OF MOTOR VEHICLES (RENEWAL OF PLANNING PERMISSION P/09/0862/FUL) AT MORVEN CONSTRUCTION LTD, GRANARY SQUARE, BANKSIDE, FALKIRK FK2 7XJ FOR MORVEN MOTORCYCLES - P/11/0627/FUL

Meeting: PLANNING COMMITTEE

Date: 5 December 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Falkirk North
Provost Pat Reid
Councillor David Alexander
Councillor Craig R. Martin
Councillor Cecil Meiklejohn

Community Council: Langlees, Bainsford and New Carron

Case Officer: Stephen McClure (Planning Officer), Ext. 4702

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks to renew planning permission for a change of use from a builder's storage area (Class 6) to sale and repair of motor vehicles, which was granted temporary permission for one year. The application site comprises an existing business unit and parking area, with the site being located within an established general business and industrial area. The unit is bounded on all sides by similar uses, and partially bounds the rear garden of a residential property to the north east.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Councillor Cecil Meiklejohn.

3. SITE HISTORY

- 3.1 F/90/0453 - Change of Use of Storage to Builders' Yard and Erection of Offices - granted on 28 June 1990.
- 3.2 F/92/0922 - Alterations and Extension to Premises (Detailed) - granted on 2 December 1992.

- 3.3 F/94/0686 - Part Change of Use of Storage Building to Tyre and Exhaust Centre and Vehicle Hire Premises (Detailed) - granted on 24 October 1994.
- 3.4 F/97/0861 - Erection of 2 Industrial Units and 1 Office Unit (Class 4) (Detailed) - granted on 29 April 1998.
- 3.5 Application P/09/0862/FUL was granted for a change of use from a builder's storage area (Class 6) to sale and repair of motor vehicles (retrospective). The application was granted temporary permission until 30 September 2011, following consideration by the Planning Committee. This permission was subject to a condition that service and repair of all motor vehicles be carried out within the building. An informative was also included on the decision notice, advising that noise monitoring would be carried out to assess noise impact from the use on surrounding residential properties. The application which is the subject of this report was submitted prior to the expiration of the temporary period.

4. CONSULTATIONS

- 4.1 The Roads Development Unit have no objection to the proposal.
- 4.2 The Environmental Protection Unit have no objection to the proposal and advise that due to the close proximity of dwellinghouses to the site, the operator should have regard to controlling any noise produced by the development to ensure that no noise nuisance is caused. If noise complaints were received about the development, the Environmental Protection Unit would be obliged to investigate, and take any necessary action if the complaints were found to be justified under Statutory Nuisance Legislation contained in the Environmental Protection Act.
- 4.3 A number of visits have been made to the site since the grant of planning permission by the Environmental Protection Unit, as a result of a complaint from a neighbour. At no time did any officers witness any noise or odour nuisance relating to the applicants premises or activities. It was noted that the site is relatively quiet compared to the neighbouring units within the industrial area.

5. COMMUNITY COUNCIL

- 5.1 Langlees, Bainsford and New Carron Community Council have not made any representation.

6. PUBLIC REPRESENTATION

- 6.1 In the course of the application, 2 contributors submitted letters to the Council. The salient issues are summarised below:-
- Number 1 and 3 Hendry Street are affected by noise from the unit;
 - The main noise issue affecting no. 1 and 3 Hendry Street is related to motorbikes left running and revving for up to 15 minutes prior to a customer trying out the vehicle;

- There is another motorbike garage to the rear of no. 1 and 3 Hendry Street, however, no noise is heard from this, other than motorbikes driving to and from this other site;
- Number 3 Hendry Street is concerned about emissions coming from the unit at Bankside;
- Hendry Street is a residential area which should not be subject to unnecessary emissions;
- The value of No. 3 Hendry Street would be affected if this unit is granted permission for the sale and repair of motor vehicles;
- Why was permission granted which was to allow work to take place inside the unit, as surely this would require the unit to be properly kitted out for this use?
- The applicant has been carrying out work outside the unit, therefore breaching the condition of the temporary consent;
- When work is being carried out inside the unit, the doors are left open, therefore this does not make any difference to noise or fumes;
- There is constant noise of motorbikes coming and going from the unit in Bankside on all days of the week, including the weekend;
- Why has the applicant applied for sale and repair of motor vehicle? Surely there will then be a plan to not only sell and repair motorbikes, but also vehicles, which would make the noise and fumes worse;
- The fumes are affecting the family at 1 Hendry Street. They cannot let children play in the rear garden and have to shut all the windows in the dwelling to stop fumes coming in;
- An advert has been placed on television about the effects of fumes by the Council. The residents of 1 Hendry Street are experiencing this on a daily basis through no fault of their own, but by Falkirk Council allowing the continued trading of the unit;
- No issues with the unit when it was classed and used for storage;
- The residents of 1 Hendry Street have been dealing with Environmental Protection for a considerable amount of time. Eventually a noise monitor was placed at the property, although it is stated that this was at times of low use, and that it should have been placed there during the Spring/Summer months;
- In September a Planning Enforcement Officer visited the site in relation to complaints from the neighbouring residential property. It is claimed by the objector that since then and the submission of the current application, the noise levels have dropped;
- The Environmental Protection Unit has stated that there is not an issue with the unit. The residents at 1 Hendry Street have recorded tapes of noise from the unit, however the Environmental Protection Unit advise that this cannot be used as proof;

- Granting permission for such a change of use could cause a snowball effect with other adjacent units applying for similar uses;
- The objector submits that it was confirmed by the Planning Committee on the site visit carried out in relation to the previous application that the business was too close to 1 Hendry Street.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 There are no relevant policies within the Falkirk Council Structure Plan.
- 7a.2 The proposal raises no strategic issues and was therefore assessed against the Falkirk Council Local Plan alone.

Falkirk Council Local Plan

- 7a.3 The proposed development was assessed against the following policies:-
- 7a.4 Policy EP3 - 'Existing Business and Industrial Areas with Potential for Redevelopment' states:

“(1) Within the business and industrial areas with potential for redevelopment identified on the Proposals Map, the Council will consider favourably proposals for comprehensive redevelopment for other uses which:

- *are appropriate in terms of the character of the surrounding area;*
- *are satisfactory in terms of environmental, access, traffic generation and other detailed considerations; and*
- *comply with other Local Plan policies.*

Pending any such redevelopment, use of these sites for Class 4, 5 or 6 development will continue to be supported.

(2) Changes of uses or redevelopment of other business/industrial land or premises within the Urban Limit which are not safeguarded under Policy EP2 may be permitted subject to amenity, environmental, access, traffic generation and other detailed considerations.”

7a.5 The application site is located within an existing business and industrial area with the potential for redevelopment. The application site is not safeguarded under Policy EP2, with changes of use of business units permitted, subject to amenity, environmental, access, traffic generation and other detailed considerations. The proposal is seen to be compatible with the surrounding area, which contains a mix of industrial and businesses uses. The access, parking and turning facilities are satisfactory, and the proposal would not increase traffic levels to an unacceptable level. Complaints were received by the Environmental Protection Unit in relation to a noise nuisance at the application site. The site has been investigated by the Environmental Protection Unit from before the application received its initial temporary consent. The investigation has continued throughout the year of operation, with numerous visits by officers as well as the placement of noise monitoring equipment. The site has also been visited by Planning Enforcement officers and Planning officers. No noise or odour nuisance has been recorded or witnessed at the site. As such, and noting the business and industrial location of the site, it is considered that the amenity and environment are not considered to be significantly affected as a result of the proposals. It is therefore considered that the proposal accords with Policy EP3.

7a.6 Policy EP11 - 'Motor Vehicle Showrooms' states:

“Proposals for motor vehicle showrooms will be encouraged to locate within Site ED.FAL7 (Falkirk Gateway) or other business and industrial areas where access, servicing and any associated industrial processes can be accommodated without detriment to residential amenity, the functioning of the local road network or the operation of adjacent businesses. When granting consent for a new motor vehicle showroom, the Council may apply planning conditions preventing changes of use to Class 1 retail use.”

7a.7 Policy EP11 encourages motor vehicle showrooms to locate within the Falkirk Gateway or other business and industrial areas. In this instance the access, servicing and use can be accommodated without significant detriment to residential amenity, the road network or adjacent businesses. It is therefore considered that the proposal accords with Policy EP11.

7a.8 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be assessed are the public representations received.

Assessment of Public Representations

7b.2 The Environmental Protection Unit have carried out an investigation in relation to noise complaints received in regard to the site at Bankside. The site has been visited and monitored on many occasions, as well as noise monitoring equipment being placed in adjacent residential properties. There has been no noise nuisance recorded at the site and no enforcement action required to be taken.

7b.3 As stated previously, there has been no noise nuisance recorded at the site after an on-going investigation by the Environmental Protection Unit, as well as Planning Enforcement officers.

7b.4 It is noted that there is another motorbike garage to the rear of the properties, and that it appears to operate without any nuisance to the neighbouring properties. However, it must also be noted that no nuisance has been recorded at the unit at Bankside, as stated above.

- 7b.5 Emissions have also been monitored by the Environmental Protection Unit, with no unacceptable issues recorded.
- 7b.6 As stated previously, after investigation, the Environmental Protection Unit has not recorded any unnecessary emissions at the properties of Hendry Street.
- 7b.7 Property value is not a material planning consideration.
- 7b.8 If permission is granted for a specific use within an industrial unit, it would be the owner's/user's responsibility to comply with any necessary safety standards required by other legislation governing that use/operation. Planning permission does not give someone the right not to comply or obtain any other permissions and/or consents required.
- 7b.9 The Planning Enforcement officers have not recorded any breach of the condition which states that the service and repair of all motor vehicles shall be carried out within the unit.
- 7b.10 As stated above, there has been no noise nuisance or issues with fumes recorded at the site by the Environmental Protection Unit, which includes when the unit doors are open.
- 7b.11 As previously stated, there has been no noise nuisance recorded or witnessed by Council officers, including at weekend visits.
- 7b.12 A motorbike is classed as a vehicle, with sale and repair falling into different categories within the Town and Country Planning (Use Classes) (Scotland) Order 1997. The applicant requires both items within the Use Classes Order to allow for the current business. Given the size of the unit, it would not be considered that the business could intensify further, however, it would be acceptable to repair motor vehicles if granted permission for the proposed change of use.
- 7b.13 As stated above, the concerns regarding fumes have been investigated by the Environmental Protection Unit, with no issues being recorded.
- 7b.14 The application site was fully assessed and complaints that fall under legislation within the remit of the Environmental Protection Unit have been investigated. There have been no instances of unacceptable air quality being recorded or seen by the Environmental Protection Unit. The unit is also located within an established general business and industrial area. It should also be noted that Falkirk Council does not have any television adverts in relation to emission fumes.
- 7b.15 The unit, under class 6 storage and distribution, could see a similar or more intense use of the site, depending on the particular use of such a storage unit.
- 7b.16 It is a matter for the Environmental Protection Unit on when and where noise monitors are placed. The site has seen numerous visits as well as the carrying out of noise monitoring, with no noise nuisance being witnessed or recorded.
- 7b.17 Previous visits and the recent visits by Planning Enforcement officers and Planning officers have seen no increase or decrease in the activities at the site.
- 7b.18 The acceptance or non-acceptance of recorded noise tapes would be a matter for the Environmental Protection Unit under statutory noise legislation, and not a material planning consideration.

7c Conclusion

- 7c.1 It is considered that the proposal is acceptable development and is in accordance with Policies EP3 and EP11 of the Falkirk Council Local Plan. There are no material planning considerations which would justify a refusal of planning permission.

8. RECOMMENDATION

- 8.1 It is therefore recommended that Committee grant planning permission subject to the following conditions:-

- (1) Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997, the premises shall not be used as a Class 1 Retail Use.

Reason(s):-

- (1) To ensure that the Planning Authority can control the future use of the premises.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A and 02.
- (2) Any complaint received about noise will be investigated by the Environmental Protection Unit and appropriate action will be taken in terms of the statutory nuisance legislation.

Pp

.....
Director of Development Services

Date: 25 November 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.
3. Letter of Objection received from Pauline Black and Neil Ferguson, 1 Hendry Street, Falkirk FK2 7ND on 27 October 2011.
4. Letter of Objection received from Mrs Christine Miller, 3 Hendry Street, Falkirk FK2 7ND on 30 October 2011.

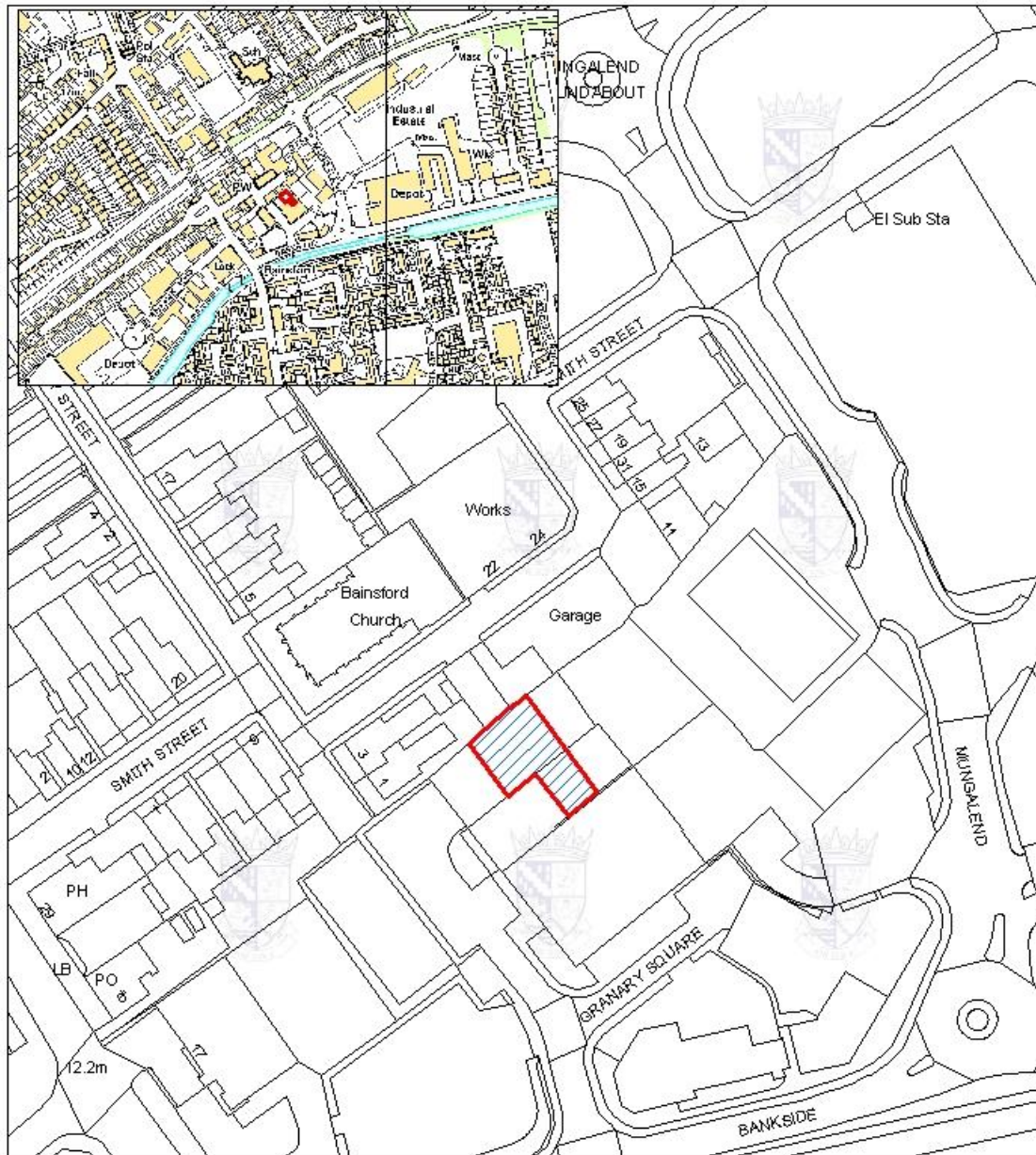
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504702 and ask for Stephen McClure, Planning Officer.

Planning Committee

Planning Application Location Plan

P/11/0627/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2011. All rights reserved.
Ordnance Survey Licence number 100023384

APPENDIX 2

MORVEN MOTORCYCLES GRANARY SQUARE BANKSIDE INDUSTRIAL ESTATE

The Environmental Health Unit was asked to monitor Morven Motorcycles and report on any noisy activities, as a result of issues raised by the Planning Committee in August 2010. Prior to this a previous noise complaint in 2009 had been investigated, at which time there was no evidence of noise nuisance coming from the site.

The monitoring included site visits by Environmental Health and Planning staff, and the use of digital recording equipment which was installed in the complainant's house. The equipment was in place for two separate periods, when the equipment was available and the time was suitable to the complainant. The first period was between October 2010 and December 2010, the second period was between September 2011 and December 2011. The recording facility was operated by the complainant.

Site visits were made randomly by officers at various times of the day and on various days. The times varied from 9.20am till 8.30pm and included weekend visits.

The information extracted from the recordings indicated that noise from motorbike engines was audible in the complainant's house; however it was of short duration and only occurred sporadically. Most of the recordings consisted of domestic noise (voices, barking dog, and radio/TV) which indicates that noise produced in the house was louder than the external noise being recorded. Some of the recordings were of vehicles leaving the area and again were of short duration.

The site visits were carried out to establish if there were any noise issues that would require further investigation. Full details of the visits are contained at the end of this report. The visits by staff have revealed that there is very little noise being produced by Morven Motorcycles, the vast majority of visits found no activity at all, in fact there were long periods of time when the premises looked closed. During the visits it was noted that neighbouring units produced noise from various sources all of which were clearly audible at the boundary of the complainant's property. These noise sources included: - pressure washers, compressors, power tools, HGV engines & reversing alarms, loud music, mechanical repairs and cars with large bore exhausts. It was also noted that cars using the car park outside the yard next to the complainant's wall occasionally would sit with the engine running.

Given the information collected during the monitoring exercise, this being an existing industrial estate with existing noisy activities in close proximity we have concluded that Morven Motorcycles is NOT causing a Statutory Noise Nuisance.

Fumes were not measured as we did not witness an engine running for longer than twenty seconds which would not have any impact on air quality when measured over a twenty-four hour period.

Visits carried out at trader Morven Motorcycles, Unit 7/1, Granary Square, Bankside, Falkirk, FK2 7XJ

Date of Action 31/07/2009 00:00:00 **Type of Action** Visit
Comments Visited site spoke to Mrs Black advised of stat nuisance legislation

Date of Action 14/08/2009 00:00:00 **Type of Action** Visit
Comments visited morven site with Craig Littlewood planning officer advice given to occupier on the need to keep noise to a minimum

Date of Action 16/06/2010 14:30:00 **Type of Action** Visit
Comments visited site with Alf, noise heard spoke to Mrs Black advised to keep calling

Date of Action 21/06/2010 12:00:00 **Type of Action** Visit
Comments visited with June no noise heard from motorcycles

Date of Action 06/07/2010 11:30:00 **Type of Action** Visit
Comments no noise no bikes

Date of Action 14/09/2010 14:00:00 **Type of Action** Visit
Comments quiet no activity outside in yard, noise from smaller unit at rear

Date of Action 27/09/2010 11:30:00 **Type of Action** Visit
Comments all quiet, except noise from SKIDZ

Date of Action 06/10/2010 11:30:00 **Type of Action** Visit
Comments No noise from outside Mrs Blacks house left card to call office re noise monitor

Date of Action 21/10/2010 13:40:00 **Type of Action** Visit
Comments no noise or activity in Morven's yard, large number of cars/vans in open parking area with engines running

Date of Action 24/10/2010 13:30:00 **Type of Action** Visit
Comments gates of yard closed and pad locked no noise or activity. National Tyres open

Date of Action 27/10/2010 16:30:00 **Type of Action** Visit
Comments no noise audible at time of visit

Date of Action 01/11/2010 09:50:00 **Type of Action** Visit
Comments gates closed no activity at Morven. lots of noise from ATS clearly audible at house

Date of Action 15/11/2010 11:30:00 **Type of Action** Visit
Comments gates locked noise from SKIDZ

Date of Action	20/12/2010 14:00:00	Type of Action	Visit
Comments	gates locked no activity		
Date of Action	30/12/2010 12:00:00	Type of Action	Visit
Comments	gates locked		
Date of Action	19/01/2011 14:00:00	Type of Action	Visit
Comments	no noise from Morven no bikes one door open banging noise from ATS		
Date of Action	23/02/2011 10:15:00	Type of Action	Visit
Comments	gate open no one around shutter closed no noise		
Date of Action	02/03/2011 14:30:00	Type of Action	Visit
Comments	gate locked no activity no noise		
Date of Action	10/03/2011 15:00:00	Type of Action	Visit
Comments	With Alf, no bikes outside no noise 2 males walking between units ATS clanging noise		
Date of Action	14/03/2011 14:30:00	Type of Action	Visit
Comments	3 bikes outside no noise no activity		
Date of Action	07/04/2011 10:30:00	Type of Action	Visit
Comments	gate closed music noise from SKIDZ		
Date of Action	19/04/2011 11:00:00	Type of Action	Visit
Comments	no activity at Morven, power tools in use at ATS		
Date of Action	10/05/2011 14:00:00	Type of Action	Visit
Comments	visited site no evidence of work taking place gates locked		
Date of Action	18/05/2011 14:00:00	Type of Action	Visit
Comments	no one on site gates closed no noise		
Date of Action	10/06/2011 12:00:00	Type of Action	Visit
Comments	no one working outside no noise		
Date of Action	05/07/2011 11:30:00	Type of Action	Visit
Comments	No bikes, no noise		
Date of Action	19/07/2011 09:20:00	Type of Action	Visit
Comments	gate open, unit closed, noise from ATS		

Date of Action 04/08/2011 11:30:00 **Type of Action** Visit
Comments visited site 3 m/cycles outside back door heard one starting up inside unit few seconds then stopped not excessive

Date of Action 08/08/2011 16:04:00 **Type of Action** Visit
Comments 5 motorbikes outside garage, one started up and left site, no more than 20 seconds in duration. dog in garden barking. banging and clattering noises from ATS

Date of Action 10/08/2011 11:50:00 **Type of Action** Visit
Comments no issues at time of visit, all quiet

Date of Action 18/08/2011 11:30:00 **Type of Action** Visit
Comments visited site someone showing motorcycles outside work/showroom 5 cycles outside business few customers around them no excessive noise, car with loud bore exhaust drove off returned within 15 mins.

Date of Action 02/09/2011 00:00:00 **Type of Action** Visit
Comments visited site spoke to Mrs Black installed noise monitor advised her it would be in for aprox 3 weeks will check weekly for noise on tapes visited granary square 3 cycles outside no noise at time of visit was in Mrs Black house for aprox 45 mins weather dry fine

Date of Action 05/09/2011 18:00:00 **Type of Action** Visit
Comments Morven Motorbikes van in car park, no activity, no noise

Date of Action 06/09/2011 17:45:00 **Type of Action** Visit
Comments no activity no noise

Date of Action 07/09/2011 15:15:00 **Type of Action** Visit
Comments all shutters closed, no noise or activity. Compressor running at Vans4sale

Date of Action 13/09/2011 13:00:00 **Type of Action** Visit
Comments no one in yard, noise from ATS

Date of Action 13/09/2011 17:45:00 **Type of Action** Visit
Comments gates locked no one about

Date of Action 14/09/2011 17:50:00 **Type of Action** Visit
Comments no one in yard no noise

Date of Action 16/09/2011 13:40:00 **Type of Action** Visit
Comments 2 bikes in yard, noise from ATS air tools

Date of Action 17/09/2011 15:10:00 **Type of Action** Visit
Comments JC (Planning) visited, 2 cars, no bikes, no noise, shutters open.

Date of Action	19/09/2011 15:00:00	Type of Action	Visit
Comments	visited Mrs Black collected noise tape visted Morven cycles waited aprox 30 mins no noise evident 2 cycles in yard no movement of any personel from cycle shop		

Date of Action	19/09/2011 19:55:00	Type of Action	Visit
Comments	JC visited, gates locked no noise		

Date of Action	20/09/2011 11:10:00	Type of Action	Visit
Comments	several bikes in yard & van, one bike was started revved for 10 secs no other noise from yard, engine noise barley heard over noise from pressure washer in Vans4sale.		

Date of Action	21/09/2011 10:45:00	Type of Action	Visit
Comments	gate open no bikes no noise		

Date of Action	22/09/2011 11:10:00	Type of Action	Visit
Comments	van and 2 bikes in yard, no noise or activity		

Date of Action	23/09/2011 19:40:00	Type of Action	Visit
Comments	JC visited gates locked no noise		

Date of Action	24/09/2011 20:20:00	Type of Action	Visit
Comments	Gates locked no noise		

Date of Action	28/09/2011 11:45:00	Type of Action	Visit
Comments	two men in yard looking at a car, no noise		

Date of Action	28/09/2011 15:15:00	Type of Action	Visit
Comments	JC visited, shutters closed no bikes no noise		

Date of Action	30/09/2011 20:30:00	Type of Action	Visit
Comments	gates locked no noise		

Date of Action	03/10/2011 18:00:00	Type of Action	Visit
Comments	gates locked no noise		

Date of Action	04/10/2011 16:00:00	Type of Action	Visit
Comments	four bikes in yard 2 shutter doors open no noise from yard, car parked outside yard had engine running		

Date of Action	05/10/2011 16:40:00	Type of Action	Visit
Comments	gates locked no noise		

Date of Action 11/10/2011 15:20:00 **Type of Action** Visit
Comments 5 bikes in yard, stayed until 4pm, no excessive noise, 2 motorbikes heard starting and pulling away from site, took around 6 seconds, no revving, one motor bike heard revving engine on road outside site waiting at traffic lights. noise of hydraulics for tyres heard from adjacent ATS

Date of Action 12/10/2011 16:40:00 **Type of Action** Visit
Comments gates locked no activity no noise

Date of Action 14/10/2011 13:55:00 **Type of Action** Visit
Comments one bike in yard, quad bike arrived and switched engine off , noise from pressure washer at vans4sale

Date of Action 20/10/2011 14:30:00 **Type of Action** Visit
Comments 2 bikes in yard- noise from pressure washer in vans4sale and air tools in ATS and a dog barking

Date of Action 20/10/2011 16:00:00 **Type of Action** Visit
Comments noise from hydraulic equipment just audible for around 5 minutes. hydraulic wrenches again loud at ATS, dog barking in reporters garden. DPS van reversing at ATS with reverse beepers. general noise audible at ATS

Date of Action 25/10/2011 16:15:00 **Type of Action** Visit
Comments noise only from dog barking, and hydraulic tools at ATC and reversing beeper from delivery to same company, 4 motorcycles out side Morven, however no noise apart from noise of one motorcycle pulling up engine switched off immediately on parking onsite, no issue with voices

Date of Action 21/11/2011 12:00:00 **Type of Action** Visit
Comments NO ISSUES AT TIME OF VISIT

Date of Action 13/12/2011 16:00:00 **Type of Action** Visit
Comments no activity, noise from SKIDZ

Date of Action 16/12/2011 15:30:00 **Type of Action** Visit
Comments gates locked no noise