
Report To:	The Planning Board	Date:	5th May 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0079/IC Plan05/10
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Change of use from hairdressers to dog grooming salon at 11 Church Street, Port Glasgow		

SITE DESCRIPTION

The application relates to a ground floor retail premises used as a hairdressers, situated within a three storey traditional tenement building and located on the southern side of Church Street, Port Glasgow.

PROPOSAL

It is proposed to change the use of the premises from a hairdressers (Class 1-shop) to a dog grooming salon. Planning permission is required as case law indicates that a dog grooming salon does not fall within the activities permitted to operate from a shop without planning permission being approved. This application is being considered by the Planning Board as the application relates to premises in the ownership of the Council.

LOCAL PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow;
- (c) Gourock; and

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;

- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/ Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourrock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay; and
- (k) By Station/Pier, Wemyss Bay.

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourrock as the principal Centres serving the Authority.

Local Plan Policy R2 - Support for Designated Centres

The designated Centres identified in Policy R1 will be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving the following:

- (a) encouraging a diversity of retail, leisure, civic, public administration, office, residential and other uses, of the type which the Council, as Planning Authority, considers to be appropriate to the development of the individual Centres, in order to support their vitality and viability, particularly through mixed use developments and through the use of upper floors of commercial premises;
- (b) identifying and promoting opportunities for new development and for the redevelopment and reuse of existing premises, both within and on the edge of the defined Centres;
- (c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces;
- (d) improving accessibility and integration of services by bus, train, ferry and taxi;
- (e) improving accessibility for pedestrians and cyclists through the provision of safe and convenient facilities and routes both into and within the town centres;
- (f) managing provision of freight access and of car, motorcycle and cycle parking for residents, visitors, workers and shoppers in accordance with an approved strategy;
- (g) managing traffic flows to minimise congestion and pollution and to give priority to the disabled, pedestrians, cyclists, public transport and service vehicles; and
- (h) developing Town Centre Action Plans in partnership with other agencies.

Local Plan Policy R3 - Town Centre Uses

The following town centre uses will be directed towards the Central Shopping Area of Greenock, the other two Town Centres (Port Glasgow and Gourrock) and the Local Centres:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) Related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Outside these designated Centres, the above uses will be permitted in principle in the Outer Mixed/ Commercial Area around the Central Shopping Area of Greenock Town Centre, according to the

specification in Policy R5. Applications for any of the uses listed will be considered subject to the criteria outlined in Policy R10. Proposals for other uses in designated Centres will be considered on their merit.

CONSULTATIONS

Head Of Environmental and Commercial Services – No comments.

Head Of Safer and Inclusive Communities – No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 2nd April 2010 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was subject of neighbour notification and a press advert. One objection was received.

The objector's comments can be summarised as follows:

1. The sound of barking animals would cause annoyance and disturbance to the customers of the adjoining shop unit to the detriment of the neighbouring business.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Local Plan, impact on neighbouring properties and the consultation responses.

The Inverclyde Local Plan supports uses within the Port Glasgow Town Centre which are appropriate for a town centre location. The introduction of this new business has the potential to increase footfall to the overall benefit of other traders nearby and the retail health of the Port Glasgow Town Centre.

The level of patronage of the dog grooming salon would be similar to that of a hairdressers and I note that the Head of Environmental and Commercial Services raises no issues in relation to roads and parking.

In considering any potential impact on residential properties, it is accepted that a degree of noise and activity is to be expected within the town centre area. Whilst individuals choosing to reside within this area may benefit from the proximity to local shops and services, they cannot reasonably expect the same degree of quietude as would be experienced within a wholly residential area. A balance must be sought between protecting the amenity of nearby residents by seeking to prevent undue noise and disturbance above what could be reasonably expected, whilst promoting the vitality of all sections of the Port Glasgow Town Centre. Whilst it is expected that dogs will at time

bark whilst on the premises, I note that the Head of Safer and Inclusive Communities offers no objections to the proposal on the basis of undue disturbance to residential properties. Whilst I recognize the objector's concern over potential for disturbance to customers in the neighbouring shop unit, I note that the anticipated level is not such that the Head of Safer and Inclusive Communities objects. It would therefore be inappropriate to refuse the application on noise disturbance grounds.

I am satisfied that the proposal is in accordance with the Local Plan, has an acceptable impact on adjacent residential and commercial properties and that there are no material planning considerations which merit the refusal of the application.

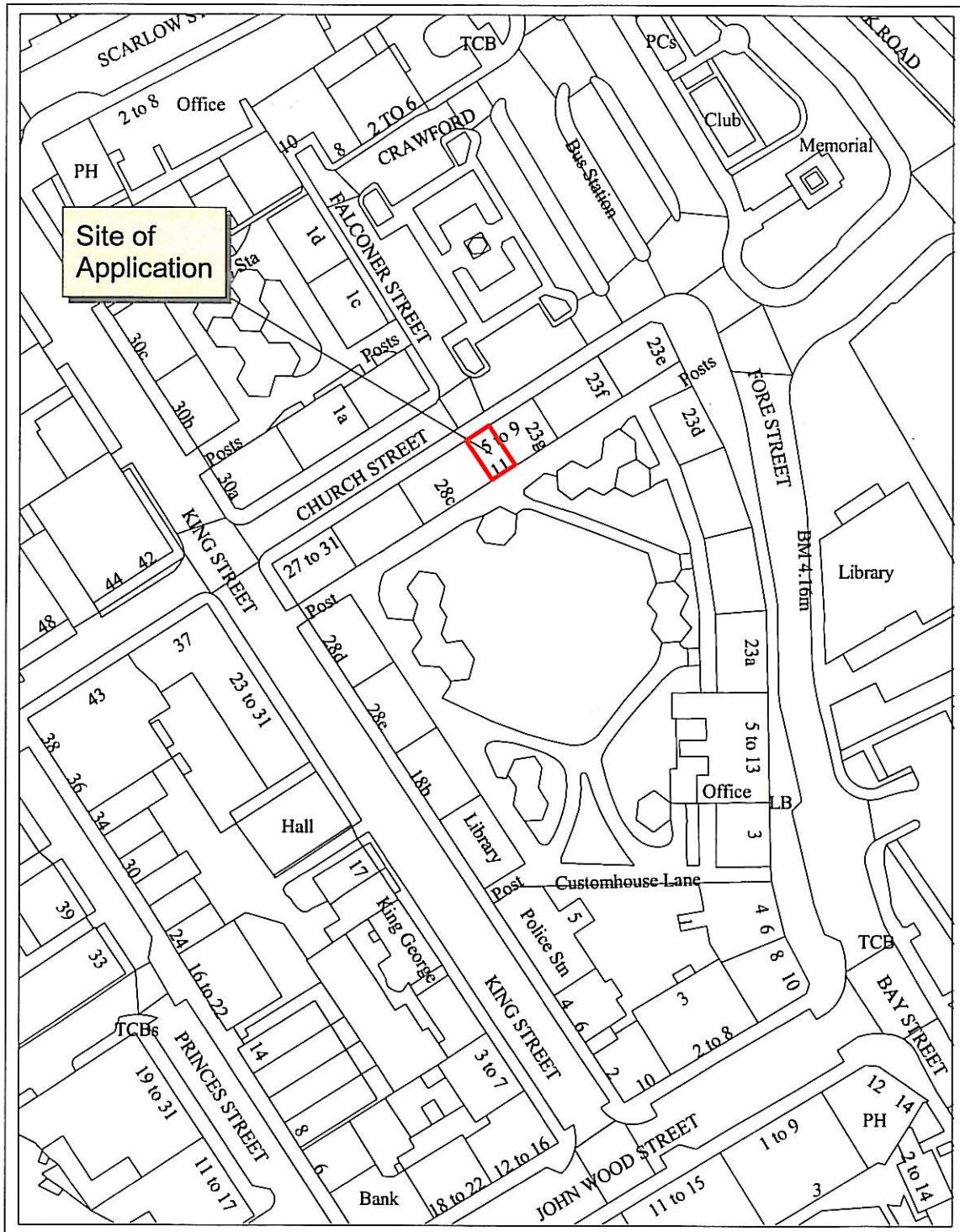
RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application forms
2. Application plan
3. Inverclyde Local Plan
4. Consultation responses
5. Representations received.



Drawing No. 10/0079/IC 11 Church Street, Port Glasgow

Drawn by: JML

Date: 14:04:10



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