
Report To:	The Planning Board	Date:	6th October 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0241/IC Plan10/10
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of use from shop to nursery including external play area at (office) 19 - 21 Lynedoch Street, Greenock		

SITE DESCRIPTION

The site lies on the east side of Lynedoch Street, Greenock, to the north of the recently demolished Lynedoch Court high flats. It comprises the two eastmost units in a parade of four, single storey shops and part of a hard surfaced, pedestrian courtyard. The units, currently vacant, were last in use as a tenants office. The adjoining unit is in use as a hot food take away, while the remaining unit is unoccupied.

PROPOSAL

It is proposed to change the use of the two units to a children's nursery and to form an equipped play area on the adjoining, pedestrian courtyard.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

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, Gourock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay;
- (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 Gourock 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.

CONSULTATIONS

Head of Environmental and Commercial Services - No objections.

Head of Safer and Inclusive Communities - To ensure that acceptable noise and vibration levels are not exceeded sound insulation should have regard to advice and standards contained in the current Scottish Building Regulations.

PUBLICITY

The application was advertised in the Greenock Telegraph on 13th August 2010 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan and the consultation responses.

Policy H9 of the Local Plan advises that the introduction of new, or the extension of, non residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan. The nearest residential properties are flats lying to the north on Regent Street and on the west side of Lynedoch Street. I consider that they are unlikely to be adversely affected by the daytime operation of the proposed play area.

The previous uses of the building include retail and office and the proposed change to a nursery shall, I consider have a neutral impact on amenity in Lynedoch Street. Policy R1 identifies Lynedoch Street as a local shopping centre. As such, policy R2 advises that local centres are to be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving a range of goals. I consider that the proposed reuse of the two disused shop units is appropriate diversification that assists in the vitality, viability and sustainability of the Lynedoch Street local centre, and as such complies with criterion (a). I also consider that the proposed reuse of the existing shop units accords with criterion (b), which seeks to promote the use of premises.

Considering the practicalities of the proposal, there are no objections from the Head of Environmental & Commercial Services on road safety grounds. The Head of Safer & Inclusive Communities is content that any potential noise nuisance from within the two units can be controlled.

Overall, I consider that the proposal serves to protect, enhance and develop the Lynedoch Street local centre in accordance with Local Plan and has no detrimental impact on residential amenity.

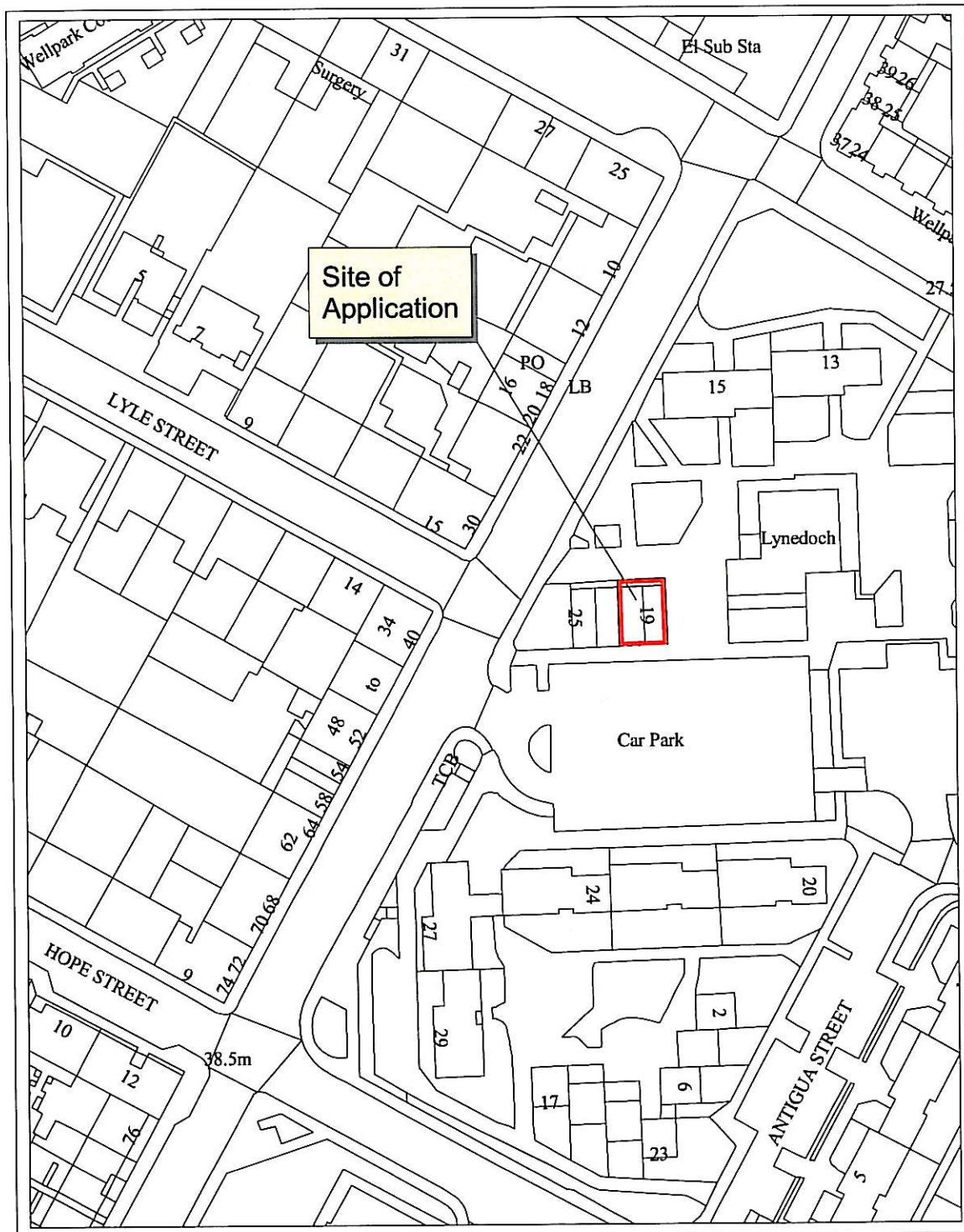
RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses



Drawing No. 10/0241/IC (Office) 19-21 Lynedoch Street, Greenock

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