
Report To:	The Planning Board	Date:	2nd March 2011
Report By:	Head of Regeneration and Planning	Report No:	10/0395/IC Plan03/11 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of use from Class 4 offices to Class 4 offices and Class 10 library facility at 75 - 81 Cathcart Street, Greenock		

SITE DESCRIPTION

The Council's Business Store (a Class 4 office) occupies the ground floor of a building on the south side of Cathcart Street, Greenock with three stories of flats above. To the east, the building is bound by a close providing access to the flats on the upper floors and to the west by a shop with flats above. To the rear is a service lane, behind which is the retaining wall at Terrace Road.

PROPOSAL

It is proposed to combine the Business Store and library within one property and change the use of the Class 4 Business Store to a Class 10 library and Class 4 office. The library will occupy what is currently the general office and hub/reception area. The suite of meeting rooms are to be converted to facilitate the Business Store.

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, 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.

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 Gourock) 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.

Local Plan Policy R4 - Greenock Central Shopping Area

In order to support the retail function of Greenock Town Centre's Central Shopping Area, Inverclyde Council, as Planning Authority will:

- (a) identify this area as the preferred location for retail investment in Greenock; and
- (b) seek to protect the core retail function of the Primary Shopping Area by ensuring that no more than 25% of the length of ground floor frontage of each of the six defined segments identified on the Greenock Town Centre Inset (H) of the Proposals Map is utilised for non-Class 1 (Shops) uses.

CONSULTATIONS

Head Of Environmental and Commercial Services - No objections.

PUBLICITY

The nature of the proposal did not require advertisement.

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 response.

In the Local Plan the site falls within the Central Shopping Area in Greenock Town Centre, and is covered by Policies R1, R2, R3 and R4, which support a diversity of retail, leisure, civic, public administration, office, residential and other uses as appropriate. The site is not within the Primary Shopping Area of the town centre where limits are placed on non shop uses.

Although the Central Shopping Area of Greenock is not specifically identified for Class 10 uses, the Policy advises proposals for other uses in designated Centres will be considered on their merit. I consider a town centre location desirable for such a key community facility.

There are no objections from the Head of Environmental & Commercial Services on road safety grounds.

Overall the retention of a public library and office use within Greenock Town Centre merits support and accords with the principles of the Local Plan.

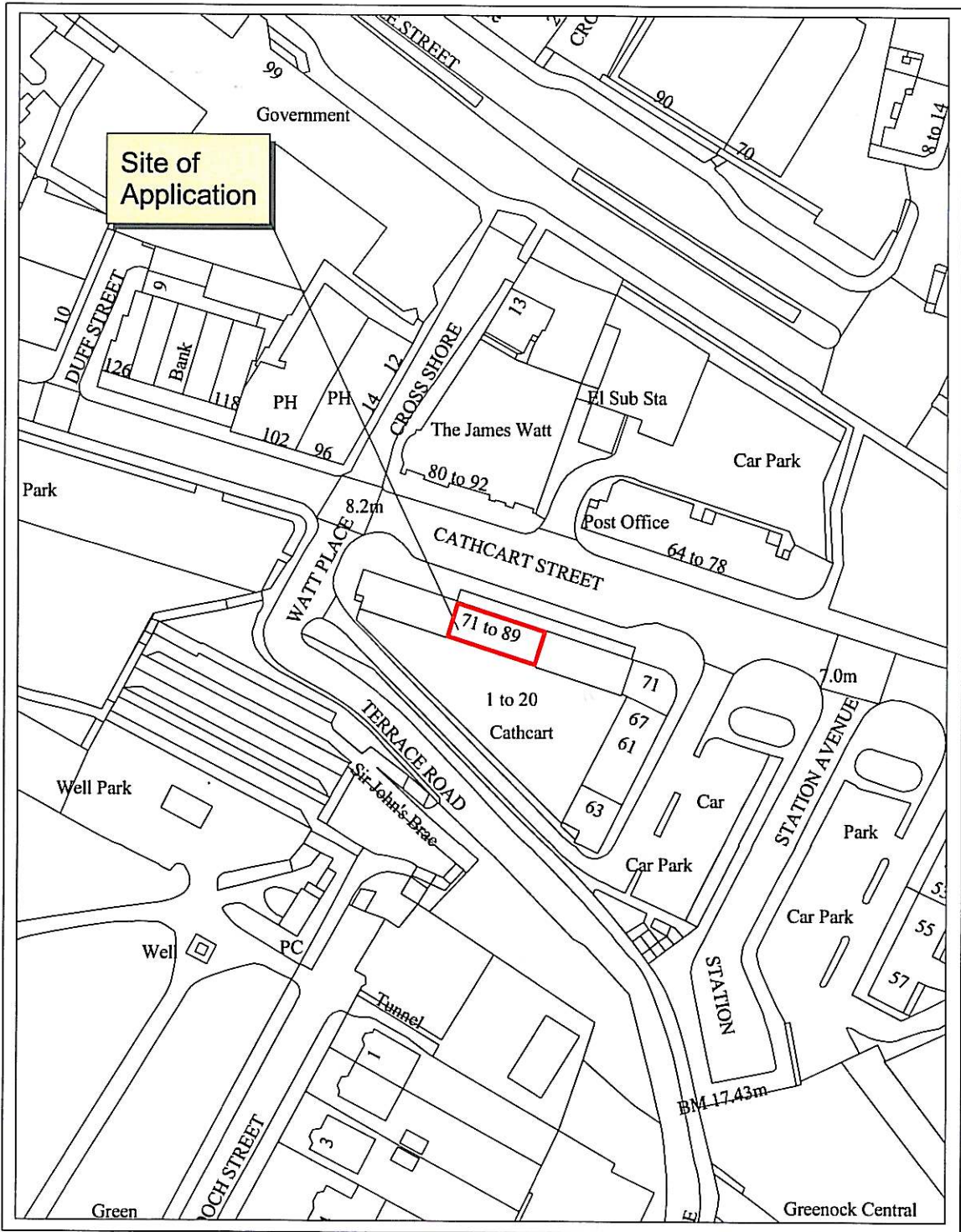
RECOMMENDATION

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 response



Drawing No. 10/0395/IC 75-81 Cathcart Street, Greenock.

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