
Report To:	The Planning Board	Date:	1st June 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0060/IC Plan06/11
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of Use to Museum at Basement/Old Fire Station, Municipal Buildings, Greenock		

SITE DESCRIPTION

The former fire station is located on the north west side of Greenock's grade A listed Municipal Buildings, fronting Dalrymple Street. Three pairs of panelled timber doors on the frontage served as the exit and entrance for fire engines. At present, it is in partial use for storage purposes.

PROPOSAL

In October 2010 the Planning Board referred a listed building application for internal painter works to walls, ceilings and doors, together with external painter works to walls in the open courtyard, installation of new doors, ironmongery, bird control netting and installation of a wc to Historic Scotland for approval.

It is now proposed to change the use of the building to a fire museum, opening 60 days per year.

LOCAL PLAN POLICIES

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 HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

CONSULTATIONS

Transport Scotland – No objections.

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 responses.

Policy R3 in the Inverclyde Local Plan advises that a range of uses will be directed towards the Central Shopping Area of Greenock, including Class 10 Community Uses. Class 10 of the Town & Country Planning (Use Classes) (Scotland) Order 1989 includes use as a museum. As such, the proposal accords with Policy R3.

Policy HR1 advises that development which would adversely affect, directly or indirectly, built heritage resources, will not normally be permitted. As no physical alterations are proposed to the Grade A listed building the proposal has no adverse impact upon it or its setting within the William Street Conservation Area.

Policy HR11 advises that development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area. No alterations are proposed to the building and, consequently, there is no conflict with policy HR11.

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

Overall, I consider the proposal accords with the Local Plan and as there are no material considerations to suggest otherwise, the application merits support.

While the applicant's intention is to open the proposed museum for 60 days per year there are no Town Planning reasons to place any restriction on the number of days the museum may open.

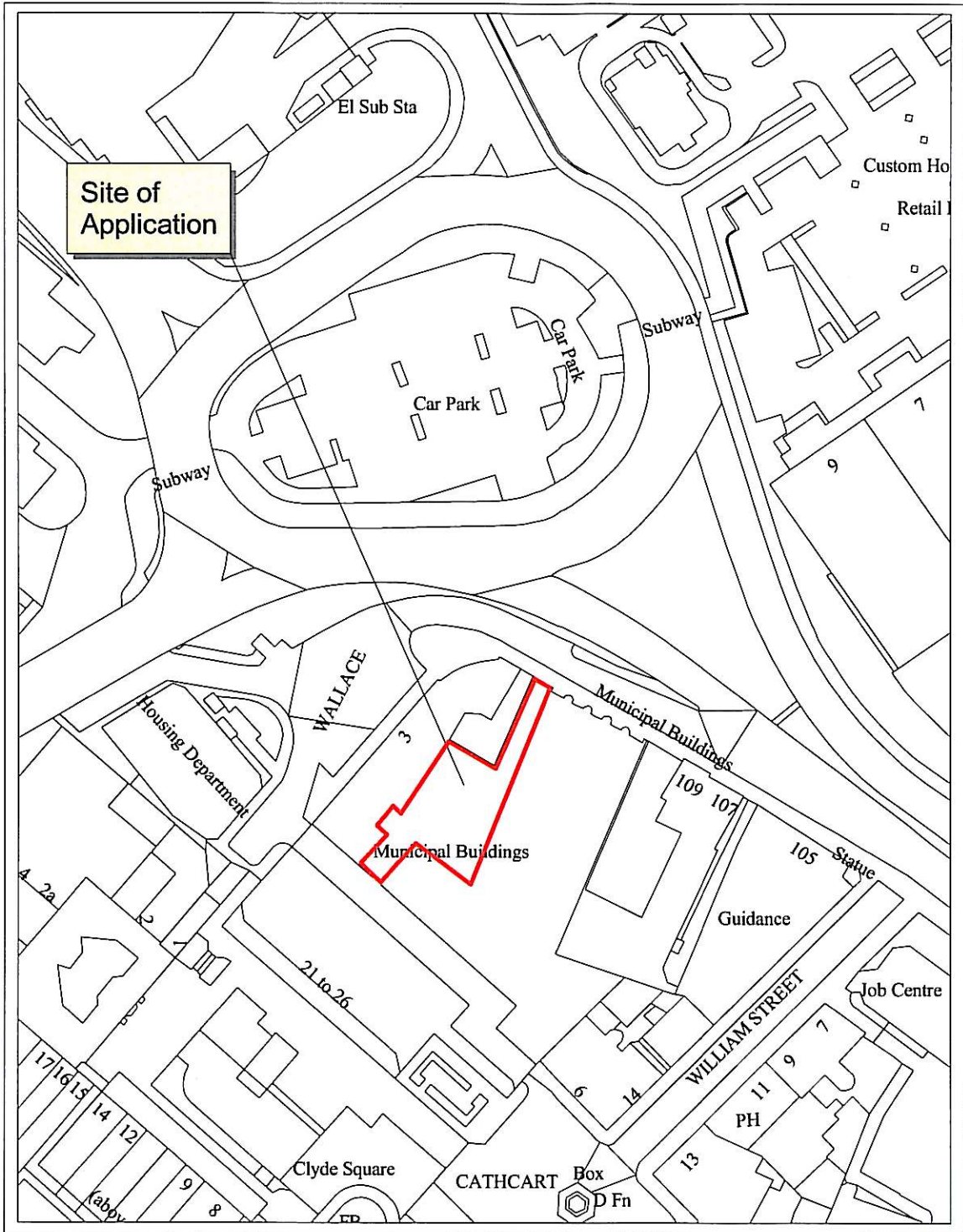
RECOMMENDATION

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
5. Listed Building Application 11/0012/LB



Drawing No. 11/0060/IC Old Fire Station, Municipal Buildings, Greenock.

Drawn by: JML

Date: 06:05:11

