

---

<b>Report To:</b> The Planning Board	<b>Date:</b> 5 October 2011
<b>Report By:</b> Head of Regeneration and Planning	<b>Report No:</b> 11/0177/IC Plan 10/11  Local Application Development
<b>Contact Officer:</b> Guy Phillips	<b>Contact No:</b> 01475 712422
<b>Subject:</b> Change of use from retail to community drop-in and information centre at 24 Moss Road, Port Glasgow.	

---

## **SITE DESCRIPTION**

The site is a disused shop unit within a parade of shops on the north side of Moss Road, Port Glasgow. There is a single storey of flats above the shops. Two storey, semi detached houses lie opposite. To the north (rear) is a service lane beyond which is a grassed area of open space.

## **PROPOSAL**

It is proposed to change the use of the premises to a drop in centre. The centre would operate from 9am to 3.00pm, Monday to Friday, with occasional evening meetings. There would be two members of staff, one working 24 hours per week and the other, 6. The purpose of the centre is to provide assistance for people, including those with addictions and / or mental health issues.

## **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.

## **CONSULTATIONS**

**Head Of Environmental And Commercial Services** – No objections.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 15 July 2011 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

One written representation has been received.

The objector is concerned that customers and staff in the neighbouring hairdressers would be at risk of intimidation by clients of the drop in centre, resulting in loss of business.

## **ASSESSMENT**

The material considerations in the determination of this planning application are The Local Plan, the consultation response and the written representation.

Local Plan policy H1 seeks to safeguard and, where practicable enhance residential amenity and character. The best measure as to whether or not the proposal satisfies that aim is to assess it against policy H9. The policy 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 parade of shops containing the unit subject of the planning application exists as a non residential use, serving the local area with no limit on their hours of operation. The premises are small, extending to approximately 47 square metres, and are not suited for the accommodation of large numbers of people. That, coupled to the limited hours of operation, determines the proposed use to be low key, with activity levels likely to be less than for neighbouring shops and no significant impact on residential amenity.

I am satisfied that the proposal complies with the Local Plan. It rests to consider if there are any other material considerations to indicate refusal of planning permission against policy.

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

While I note the concerns of the objector, it is not a function of the planning system to withhold planning permission and restrain a legitimate activity for which there is reasonable demand solely to avoid situations which arise from breaches of law, which may or may not happen.

## **RECOMMENDATION**

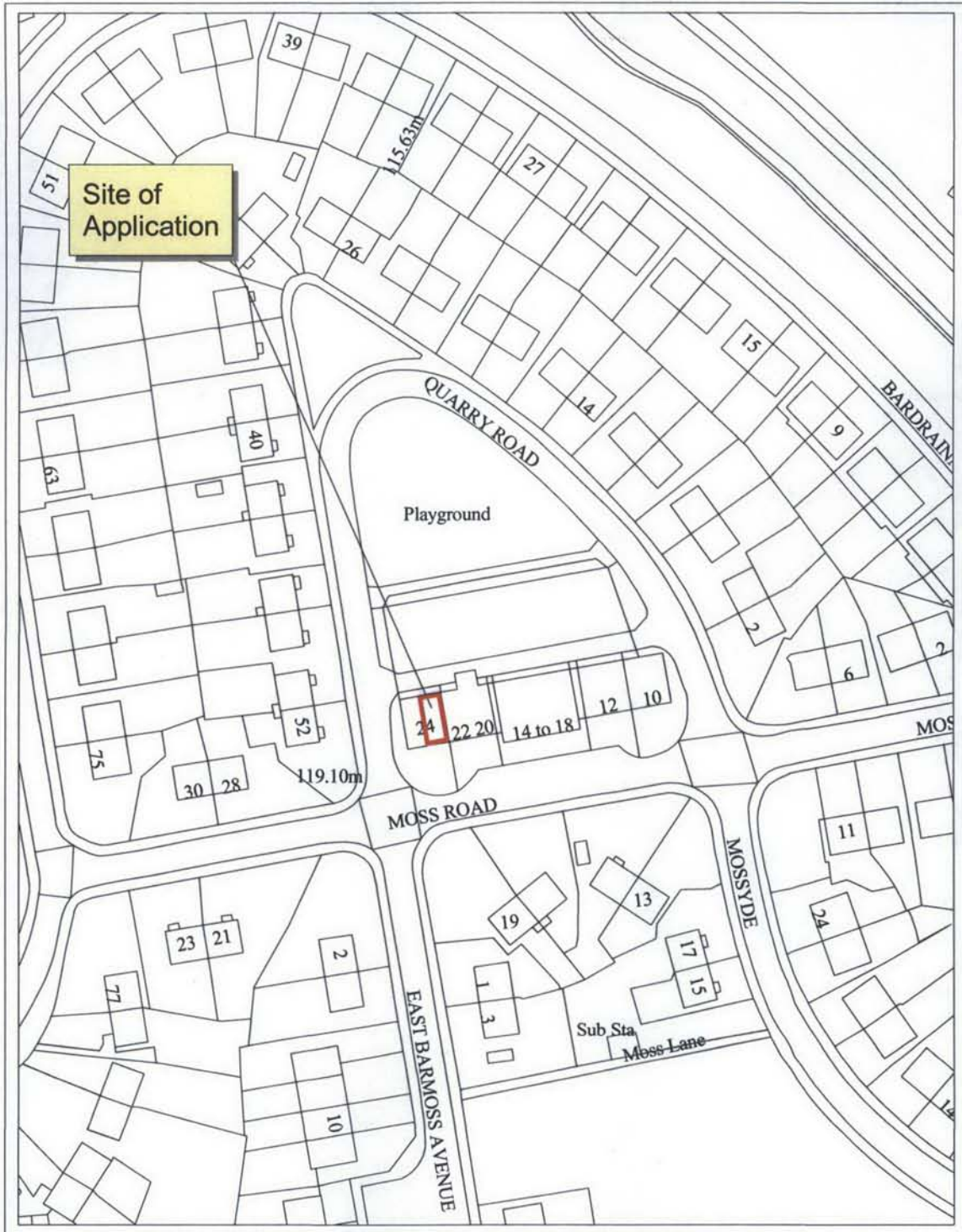
That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form
2. Application plan
3. Inverclyde Local plan
4. Consultation response
5. Written representation.





Drawing No. 11/0177/IC 24 Moss Road, Port Glasgow.

Drawn by: JML

Date: 20:09:11



Crown Copyright. (100023421) (2011)  
ALL RIGHTS RESERVED



Inverclyde  
council

regeneration and planning