
Report To:	The Planning Board	Date:	6th June 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0084/IC Plan 06/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of use of shop to shop and hot food takeaway at Former Woolworths, 48-50 Princes Street, Port Glasgow		

SITE DESCRIPTION

The former Woolworths shop on the north east side of Princes Street, Port Glasgow is within a three storey, flat roofed building. The upper levels were used for retail storage. Retail units adjoin to each side and to the rear (fronting King Street) is a hard surfaced area.



PROPOSAL

It is proposed to change the use of the front 50% of the ground floor of the premises from a shop to a shop and hot food take away. The rear 50% of the ground floor will remain disused. Internal ducting, equipped with a catalytic converter, will extract cooking odours from the kitchen, discharging to a grille in the rear (King Street) elevation.

LOCAL PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

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

(b) Port Glasgow:

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.

CONSULTATIONS

Head of Safer and Inclusive Communities - No objections.

Head of Environmental and Commercial Services - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th March 2012 as a Schedule 3 development.

SITE NOTICES

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

PUBLIC PARTICIPATION

Nine written representations have been received including three petitions bearing 27 signatures.

The objectors are concerned that:-

1. There are existing hot food take aways in Port Glasgow Town Centre (Five in Princes Street) and grocery stores and their economic viability would be threatened if another opens.
2. Residents in King Street would be impacted by noise, smoke, smell, waste food and vermin.
3. Alcohol shall be sold.
4. A large part of the premises shall remain disused.

ASSESSMENT

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

Policy R1 of the Local Plan identifies the site as lying within the Central Shopping Area of Port Glasgow Town Centre and Policy R2 seeks to protect, enhance and develop the Town Centre through a range of initiatives aimed at achieving a number of criteria. Criterion (b) promotes opportunities for the reuse of existing premises. The former Woolworths closed over three years ago since when the large retail unit has lain disused. I consider it to the benefit of the viability and appearance of the Central Shopping Area that the shop is brought back into use. As a reuse of existing premises, the proposal accords with criterion (b) of policy R2.

Policy R3 directs a number of land uses to the Central Shopping Area, including shops and hot food take aways. As such, the proposal accords with policy R3.



There are no objections from the consulted parties although I consider it prudent to attach a condition requiring the extract ventilation system shown in the proposed plans to be completed prior to the hot food take away being brought into operation.

The objections on the grounds of commercial viability and sale of alcohol for consumption off the premises are not material planning considerations that should be taken into account in determining this application.

Overall the proposal accords with the Local Plan and merits support.

RECOMMENDATION

That the application be granted subject to condition

The hot food takeaway hereby approved shall not be brought into operation until the flue, catalytic converter and vent grille shown on docketed drawing 1206/02 RevA have been completed; thereafter the flue, catalytic converter and vent grille shall be maintained in place in perpetuity.

Reason

To prevent nuisance from odour.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Consultation replies
4. Letters of objection



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