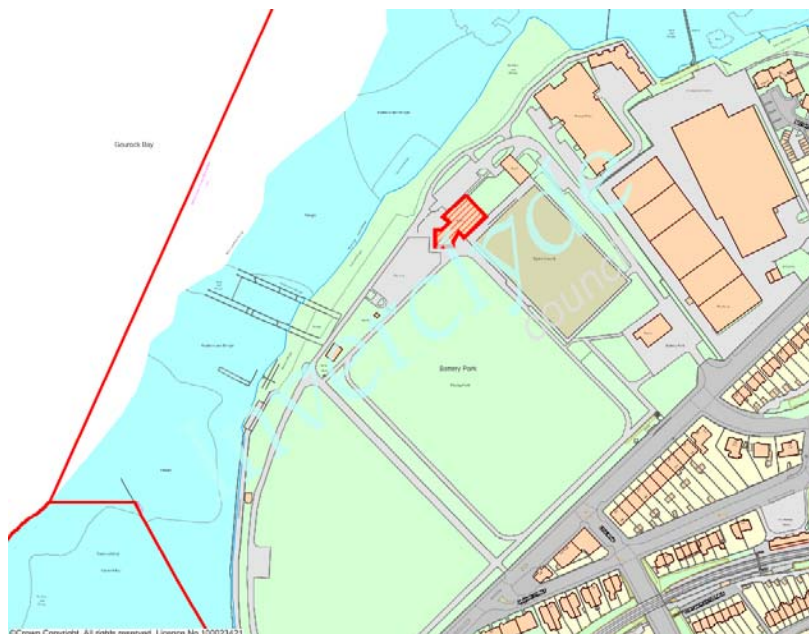

Report To:	The Planning Board	Date:	6 March 2013
Report By:	Head of Regeneration and Planning	Report No:	12/0344/IC Plan 03/13
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Change of Use from Cafe (Class 3) to Children's Nursery (Class 10) at Pavilion, Battery Park, Eldon Street , Greenock		

BACKGROUND

At the February meeting of the Planning Board consideration of the above planning application was continued for a site visit to allow Members to consider the proposal within its environs. The site visit was undertaken on 14 February 2013.

SITE DESCRIPTION

The application relates to the single storey pavilion building at the northern corner of Battery Park, Greenock. The building is finished in light brown facing brick and has a grey metal roof.



PROPOSAL

It is proposed to change the use of the section of the building with a pyramidal roof from a café (Class 3) to a children's nursery (Class 10). No external changes are proposed to the building.

LOCAL PLAN POLICIES

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; *
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

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 nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was subject of neighbour notification. No representations were received.

ASSESSMENT

The material considerations in the determination of this planning application are the Inverclyde Local Plan, impact on residential amenity and the consultation response.

Policy LR1 of the Local Plan advises that the Council will support, safeguard and, where practicable, enhance areas identified as open space on the Proposals Map. Battery Park is an identified area of open space. The proposal is within a currently disused section of the existing pavilion building and will have no impact on the use of the park. The pavilion is remote from residential properties and the change of use proposed will have no impact on wider residential amenity. Overall, there is thus no conflict with policies LR1, H1 and H9.



The outstanding material consideration is that of access and parking. Access for patrons will be taken via the existing vehicular and pedestrian accesses to Eldon Street and extensive parking is located within the park adjacent to and nearby the site. The Head of Environmental and Commercial Services is satisfied with this arrangement and offers no objections.

In conclusion, the change of use of the disused café to a children's nursery within the existing pavilion building at Battery Park 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 and plans
2. Inverclyde Local Plan
3. Consultation response



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