
Report To:	The Planning Board	Date:	4th September 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0203/IC Plan 09/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of use of footway to outdoor seating area together with the installation of an external awning at Cafe Balfe, 118 West Blackhall Street, Greenock		

SITE DESCRIPTION

Cafe Balfe is on the ground floor of a three storey building on West Blackhall Street, within Greenock Town Centre. There are residential flats above the cafe. Jamaica Street meets West Blackhall Street in a T junction opposite the site. The pavement along the cafe frontage is approximately 4.1m wide.



PROPOSAL

It is proposed to form a pavement seating area extending to 10 square metres (2m x 5m) and capable of accommodating 3 tables and 12 chairs. Above the seating area, it is proposed to provide a 4m long awning, projecting 1 metre from the building. A 2.1metre wide clearway remains for pedestrians' use between the seating area and carriageway on West Blackhall Street

DEVELOPMENT 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 DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN12 "Shopfront Design" applies.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy TCR1- Network of Designated Centres

The following hierarchy of centres are designated as locations where a range of town centre uses will be appropriate in order to support the role and function of the particular centre, as well as their vitality and viability:

Strategic Town Centre:

- (a) Greenock, subdivided into a 'Central Area' and 'Outer Area'

Town Centres:

- (a) Port Glasgow
- (b) Gourock

Local Centres:

- (a) The Cross, Kilmacolm
- (b) Dubbs Road, Port Glasgow
- (c) Sinclair Street, Greenock
- (d) Lynedoch Street, Greenock
- (e) Barrs Cottage (Inverkip Road and Dunlop Street), Greenock
- (f) Cumberland Walk, Greenock (proposed redevelopment)
- (g) Cardwell Road, Gourock
- (h) Kip Park, Inverkip
- (i) Ardgowan Road, Wemyss Bay

PAAN 11 "Shopfront Design" also applies to the proposal.

CONSULTATIONS

Head of Environmental and Commercial Services - No objections subject to there being a minimum height clearance of 2.25 metre between the awning and the pavement.

Head of Safer and Inclusive Communities - No objections subject to conditions limiting the hours of operation and prohibiting amplified music. An advisory note is suggested on CDM Regulations.

PUBLICITY

The application was advertised in the Greenock Telegraph as a Schedule 3 (bad neighbour) development.

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, the proposed Local Development Plan, the Council's PPAN 12 and PAAN 11, each entitled "Shopfront Design", and the consultation responses.

Policies R1 and R2 of the Local Plan and Policy TCR1 of the proposed Local Development Plan combine to protect, enhance and develop Greenock Town Centre, encourage a diversity of uses and improve vitality and viability.



I consider that the proposal adds interest, activity and diversity to West Blackhall Street, augmenting the Town Centre's viability, and in accordance with policies R1, R2 and TCR1.

The Council's PPAN 12 and PAAN 11 combine to support the re-introduction of traditional shop awnings. Awnings should be recessed at the bottom of the shop fascia and coloured to match the shopfront. In this instance, the roller awning is mounted on brackets immediately below the fascia. It is coloured black to match the café's frontage. While further detail is required on the method of affixing the awning to the shopfront, I am satisfied that this can be addressed by condition that will ensure accordance with the Council's design guidance. In such circumstances Policy DC1 of the Local Plan presumes in favour of planning permission being granted.

Considering the consultation responses, there are no objections to the proposal from the Head of Environmental and Commercial Services on road safety grounds. The pavement is of a sufficient depth to allow the placement of tables and chairs and allow pedestrians to walk in safety, and the submitted plans demonstrate that the 2.25m minimum height of the awning above the pavement requirement is met. As there are flats above the cafe, I am in agreement with the Head of Safer and Inclusive Communities in recommending that a restriction on the hours of operation of the pavement seating area is necessary to protect residents from consequential late night noise. I further agree that the playing of amplified music outside the cafe should be prohibited.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The outdoor area shall only be used between the hours of 11am and 8pm daily.
2. No amplified music shall be audible outside the building.
3. No development shall commence until a detailed section of the shopfront, confirming the method of affixing the awning, hereby approved, has been submitted to and approved in writing by the Planning Authority.

Reasons

1. To protect the amenity of nearby residents from noise associated with the use as an outdoor seating area.
2. To protect the amenity of nearby residents from noise and vibration associated with the use as an outdoor seating area.
3. To ensure that the awning is recessed in accordance with the design guidance in the Council's PPAN 12 and PAAN11.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and Plans.
2. Inverclyde Local Plan
3. Proposed Inverclyde Local Development Plan
4. Consultation responses.



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