

FALKIRK COUNCIL

Subject: CHANGE OF USE FROM SHOP (CLASS 1) TO FINANCIAL, PROFESSIONAL AND OTHER SERVICES (CLASS 2) AT 7 YORK LANE, GRANGEMOUTH FK3 8BD FOR THE LETTING CO – P/13/0034/FUL

Meeting: PLANNING COMMITTEE

Date: 27 March 2013

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Grangemouth

Councillor David Balfour
Councillor Allyson Black
Councillor Joan Paterson
Councillor Robert Spears

Community Council: Grangemouth

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application relates to the change of use from a shop (Class 1) to a financial, professional and other services (Class 2) use. The applicant intends to use the shop as a property letting agency. The application site is located within La Porte Precinct, Grangemouth adjacent to York Square.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application is referred to the Planning Committee as Falkirk Council own the application site.

3. SITE HISTORY

- 3.1 None of relevance to the application.

4. CONSULTATIONS

- 4.1 The Roads Development Unit advise that the proposal would have no impact on the local road infrastructure and as such do not object to the application.

4.2 The Environmental Protection Unit do not object to the application.

5. COMMUNITY COUNCIL

5.1 Grangemouth Community Council did not make comment.

6. PUBLIC REPRESENTATION

6.1 No letters nor third party representations were received as a result of neighbour notification or advertisement in the local press.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Local Plan

7a.1 Policy EP6 – "Hierarchy of Centres"

"The Council will promote and enhance the hierarchy of centres as set out in Table 5.2 as the continuing focus of retail, leisure and major community uses in the Council area. The boundaries of centres are identified on the Proposals Map and the detailed policies in respect of each centre are set out under the relevant Settlement Statement".

7a.2 The above policy promotes the hierarchy of town centers within Falkirk District. The relevant detailed policy in respect of this application is Policy GRA1 'Grangemouth Town Centre'.

7a.3 Policy GRA1 – "Grangemouth Town Centre"

- (1) *The Council will promote the role of Grangemouth Town Centre as a District Centre;*
- (2) *Within the core area, the Council will promote a balance of Class 1 retail, leisure, food and drink and Class 2 business uses. Changes of use will be permitted provided this balance is maintained, an active frontage is provided, and the proposal is satisfactory in amenity terms. Within upper storeys, the reuse of vacant floorspace for residential use will be supported; and*
- (3) *Within the secondary area, commercial, residential, or community uses will be supported. Redevelopment designed to improve and reinforce the link between the existing shopping precinct and the proposed new food store will particularly be encouraged.*

7a.4 The application site is located within Grangemouth Town Centre. It is considered that the proposed Class 2 use would maintain a good balance of Class 1 and 2 uses within the core town centre area. It is considered that an active shop frontage would be provided and the proposal is satisfactory in terms of amenity. The application accords with the terms of Policy GRA1 'Grangemouth Town Centre'.

7a.5 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 There are no material considerations that require to be addressed.

7c Conclusion

7c.1 The application has been assessed as being in accordance with the Development Plan and there are no material planning considerations that require to be addressed.

8. RECOMMENDATION

8.1 It is therefore recommended that the Planning Committee grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as planning authority.**

Reason(s):-

- (1) As these drawings and details constitute the approved development.**

Informative(s):-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A.**

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Director of Development Services

Date: 19 March 2013

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan.

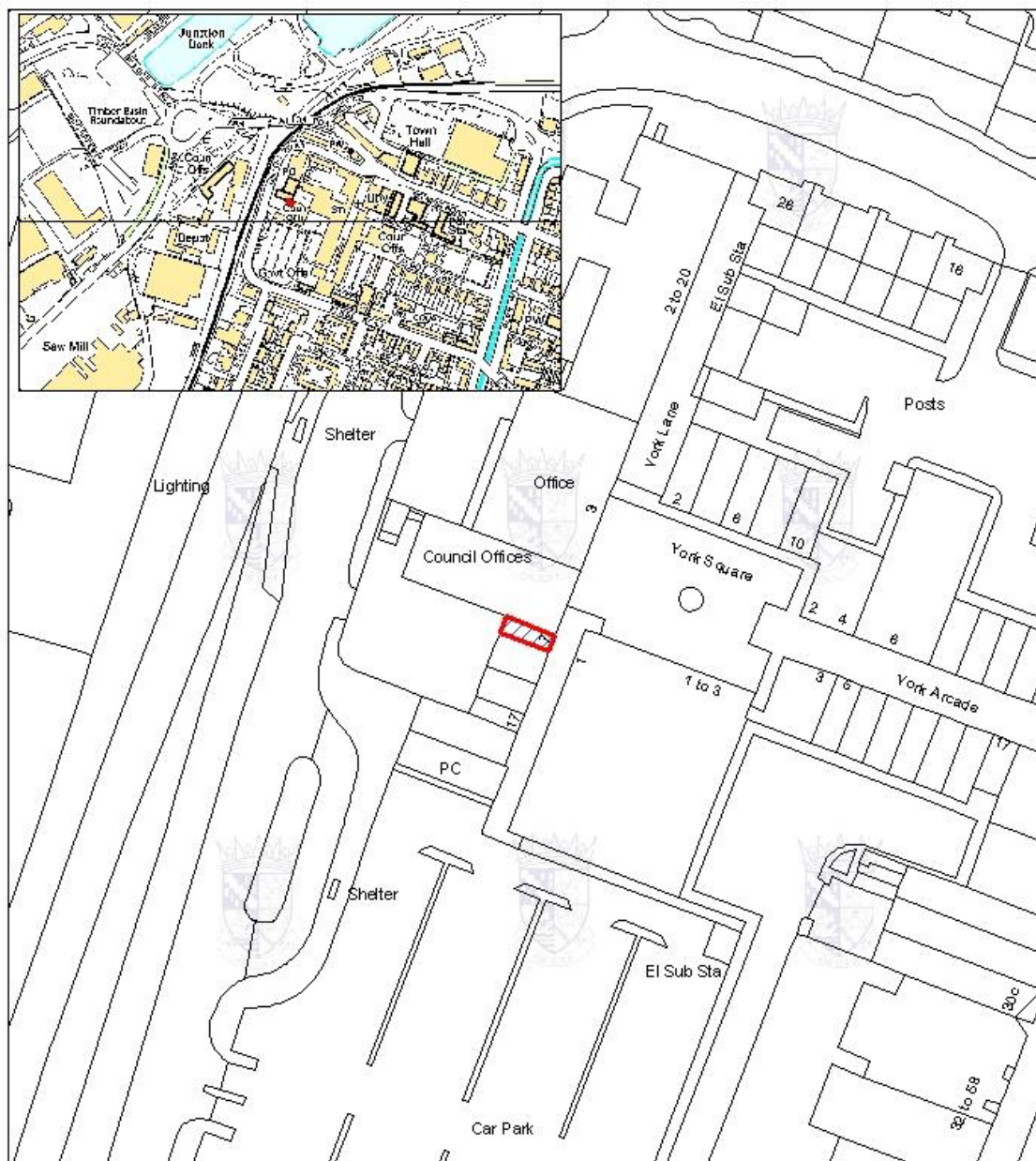
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/13/0034/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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