

FALKIRK COUNCIL

Subject: ALTERATIONS TO SHOPFRONT AT 4 - 6A YORK ARCADE,
GRANGEMOUTH, FK3 8BA FOR FALKIRK COUNCIL - P/09/0841/FUL
Meeting: PLANNING COMMITTEE
Date: 27 January 2010
Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Depute Provost Allyson Black
Councillor Angus MacDonald
Councillor Alistair McNeill
Councillor Robert Spears

Community Council: Grangemouth

Case Officer: Kirsty Hope, (Assistant Planning Officer) Ext 4705

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The existing shop is located at 4-6A York Arcade, Grangemouth, within the Grangemouth Town Centre.
- 1.2 The application proposes the alteration to the existing shopfront with the removal of a glazed panel and the installation of a new glazed entrance door.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been made by Falkirk Council and under the Council's amended Scheme of Delegation, such applications require consideration by the Planning Committee.

3. SITE HISTORY

- 3.1 There is no relevant history.

4. CONSULTATIONS

- 4.1 There are no consultations considered necessary owing to the minor nature of works involved in the alterations to a shopfront only.

5. COMMUNITY COUNCIL

- 5.1 Grangemouth Community Council has not made representation.

6. PUBLIC REPRESENTATION

- 6.1 No letters of objection or representation have been received.

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 Structure Plan

- 7a.1 There are no relevant policies within the Falkirk Council Structure Plan.

Grangemouth Local Plan

- 7a.2 Policy Grangemouth One 'Urban Limit' states:

“That the boundary of the urban area as indicated on figures 1 and 3 be regarded as the desirable limit to the growth of Grangemouth for the period of the plan. Accordingly, there shall be a general presumption against proposals for development which would either extend the urban area beyond this limit or which would constitute sporadic development in the countryside.”

- 7a.3 The application accords with the terms of Policy Grangemouth One 'Urban Limit' of the adopted Grangemouth Local Plan as the property is located within the Urban Limits of the desirable growth of the area.

- 7a.4 Policy Grangemouth Eight 'Town Centre Shopping Frontages' states:

“That within those shopping frontages indicated on figure 2 the district council will not normally permit changes of use other than shops as defined by class 1 of the Town and Country Planning (Use Classes) (Scotland) Order, 1973. In certain circumstances, favourable consideration may be given to applications for restaurants and cafes provided that, in the opinion of the District Council, such applications would be of benefit to, and would reinforce, the shopping function of the area.”

- 7a.5 The proposed alterations to the existing shop front would remain sympathetic to the character of the building of which it is part. The preservation of the existing traditional features would remain. The proposed shop front would make a positive contribution to the appearance of the Town Centre Shopping Area and is seen to be compatible with the character in terms of size, scale, design and materials. It is therefore considered that the proposal accords with the Policy Grangemouth Eight 'Town Centre Shopping Frontages' within the Grangemouth Local Plan.

7a.6 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The following are considered to be material to consideration of the application:

- Falkirk Council Local Plan Finalised Draft (Deposit Version)
- Falkirk Council Supplementary Guidance Note

Falkirk Council Local Plan Finalised Draft (Deposit Version)

7b.1 The relevant policy contained within the Falkirk Council Local Plan Finalised Draft (Deposit Version) is policy EQ11 and can be seen to reinforce and affirm the Policies Grangemouth One and Eight of the Grangemouth Local Plan. The design of the shop front is sympathetic to the existing character of the building and the surrounding areas. The proposal is seen to preserve the character of the area and is in keeping with the traditional style of the shopfronts in the surrounding area. It is therefore considered that the proposal accords with policy EQ11 of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Falkirk Council Supplementary Guidance

7b.2 The proposal complies with the advice contained in Falkirk Council's Supplementary Planning Guidance Note on Shopfronts. The shop front would remain in a traditional style and is considered to be designed sympathetically to the existing building as well as the surrounding area.

7c Conclusion

7c.1 The application has been assessed and accords with both the terms of the Development Plan and the emerging Falkirk Local Plan and supplementary planning guidance. There are no other considerations that would justify a refusal of planning permission.

7c.2 The application is recommended for approval subject to the imposition of the appropriate conditions.

8. RECOMMENDATION

8.1 It is therefore recommended that detailed planning permission be granted subject to the following conditions:-

1. The development to which this permission relates must be begun within three years of the date of this permission.

Reason(s):

1. To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

Informative(s):

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our reference number(s) 01, 02, 03 and 04.

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For Director of Development Services

Date: 19 January 2010

LIST OF BACKGROUND PAPERS

1. Structure Plan
2. The Grangemouth Local Plan
3. The Falkirk Council Local Plan Finalised Draft (Deposit Version)
4. Falkirk Council's Supplementary Planning Guidance Note on Shopfronts

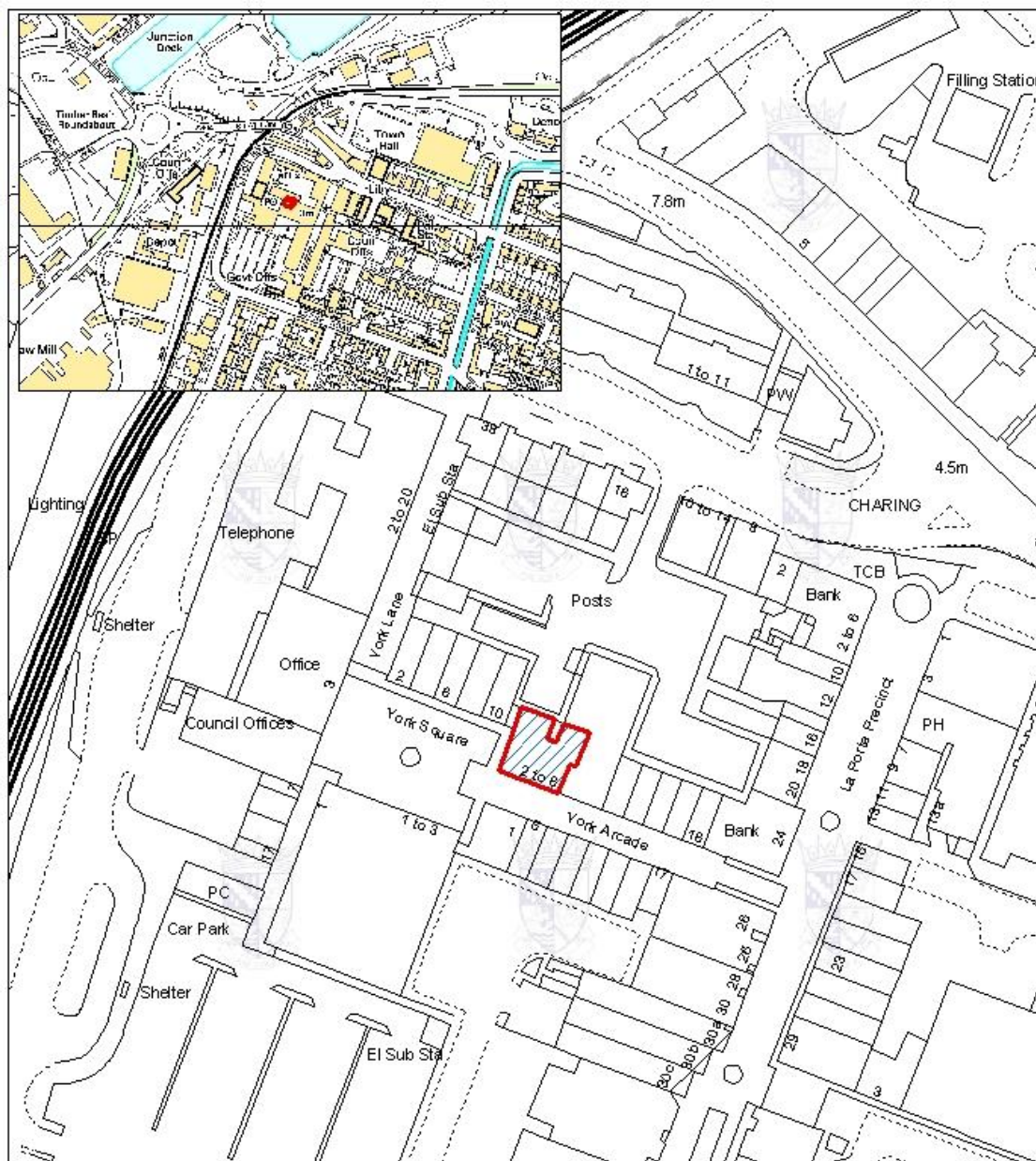
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope (Assistant Planning Officer).

Regulatory Committee

Planning Application Location Plan

P/09/0841/FUL

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



York City Council



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