

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 01 OCTOBER 2010

**10/0723/PP: CHANGE OF USE OF VACANT SHOP TO TRAINING CENTRE
AT UNIT 20, 42 TOWNHEAD STREET, CUMNOCK
BY YIPWORLD**

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0723/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal involves the change of use of the vacant unit (Class 1 Shop) to provide accommodation in the form of a training facility for use by Yipworld (Class 2 Business Use). The ground floor of the unit will provide discussion rooms and classrooms whilst the upper floor will provide training terminals and a staff locker/admin/store area.

1.2 The applicant states that Yipworld are a social enterprise company, youth initiative, childcare and training provider based in Cumnock providing a wide range of activities for children and young people on a daily basis. These range from out of school care to senior drop in and support and training to ages 16+ on a part time basis. To progress to full time support it would be beneficial to have a town centre presence in Cumnock directly across from Jobcentre Plus and in close proximity to Careers Scotland.

2. RECOMMENDATION

2.1 It is recommended that the application should be approved.

3. CONCLUSIONS

3.1 As indicated in the report the application is considered to be in accordance with the provisions of the Development Plan and therefore should be approved unless material considerations indicate otherwise. In this case the material considerations relevant to the application do not merit its refusal.

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Southern Local Planning Committee under the scheme of delegation as the Council has a land ownership interest in the application site.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises Unit 20 of Glaisnock Shopping Centre which is currently vacant. The unit consists of two floors and is located adjacent to the car park area to the east of the shopping centre.

2.2 **Proposed Development:** The proposal involves the change of use of the vacant unit (Class 1 Shop) to provide accommodation in the form of a training facility for use by Yipworld (Class 2 Business Use). The ground floor of the unit will provide discussion rooms and classrooms whilst the upper floor will provide training terminals and a staff locker/admin/store area.

2.3 The applicant states that Yipworld are a social enterprise company, youth initiative, childcare and training provider based in Cumnock providing a wide range of activities for children and young people on a daily basis. These range from out of school care to senior drop in and support and training to ages 16+ on a part time basis. To progress to full time support it would be beneficial to have a town centre presence in Cumnock directly across from Jobcentre Plus and in close proximity to Careers Scotland.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Community Council has no objections to the proposed development.

3.2 Cumnock and Doon Valley Access Panel has no objection to the development. However the Panel has raised the question of training being delivered on the upper floor for people having mobility issues.

The applicant has provided information indicating that all available facilities proposed by Yipworld will be capable of being provided at ground floor level within Unit 20 Glaisnock Shopping Centre.

4. REPRESENTATIONS

4.1 None.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

East Ayrshire Local Plan

5.1 Policy RTC2 states that the types of development detailed in Schedule 5 of the Local Plan will be considered acceptable, in principle, within town centres and on those development opportunity sites identified as being suitable for such purposes in the Local Plan maps.

The proposed use of the unit for professional training services in a shopping area principally for visiting members of the public is considered to comply with policy RTC2.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Alteration to the East Ayrshire Local Plan: Finalised Draft with Modifications

6.1 Policy RTC3 states that both within town centres and elsewhere throughout the area settlements, the Council will positively encourage owners and developers to retain and improve all existing retail facilities and other facilities falling within Schedule 6(i) of the Local Plan. Where changes of use in properties in Schedule 6(i) are proposed or where a property in Schedule 6(i) use becomes vacant, the Council will, in the first instance, encourage and support the re-use or redevelopment of the property for an appropriate alternative Schedule 6(i) use. The Council will also be supportive, in principle, to changes of use from Schedule 6(i) use to alternative Schedule 6(ii) uses or to the redevelopment of gap or infill sites within the town centre for Schedule 6(ii) uses but only where it can be conclusively demonstrated by the applicant/developer that:

- (i) the property or site concerned have been actively and widely marketed for Schedule 6(i) uses for a period of six months and that no appropriate Schedule 6(i) use for the premises can be found; and
- (ii) the proposed development is sympathetic in terms of its scale, design and material finish to the character and amenity of the area concerned.

The proposed use of the unit for professional training services in a shopping area principally for visiting members of the public is considered to comply with policy RTC3.

Consultation Responses

6.2 The consultation responses are summarised in Section 3 of this report and they do not suggest that this application should be refused.

Impact on the Amenity of the Area

6.3 It is not considered that the development will have a detrimental impact in terms of the surrounding area, indeed the occupation of a currently vacant unit will result in a positive impact on the precinct.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 Financial and legal implications will arise for the Council in relation to the lease of the property to the applicant.

8. CONCLUSIONS

8.1 As indicated in the report the application is considered to be in accordance with the provisions of the Development Plan and therefore should be approved unless material considerations indicate otherwise. In this case the material considerations relevant to the application do not merit its refusal.

9. RECOMMENDATION

9.1 It is recommended that the application should be approved.

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the

application will not require to be referred to Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning & Economic Development

JL/HM
21 September 2010

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and plan.
2. Consultation responses.
3. Adopted East Ayrshire Local Plan (2003).
4. Alteration to the East Ayrshire Local Plan, Finalised Draft with Modifications.

Anyone wishing to inspect the above papers please contact Jane Little, Senior Planning Officer, on 01563 576768.

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0723/PP

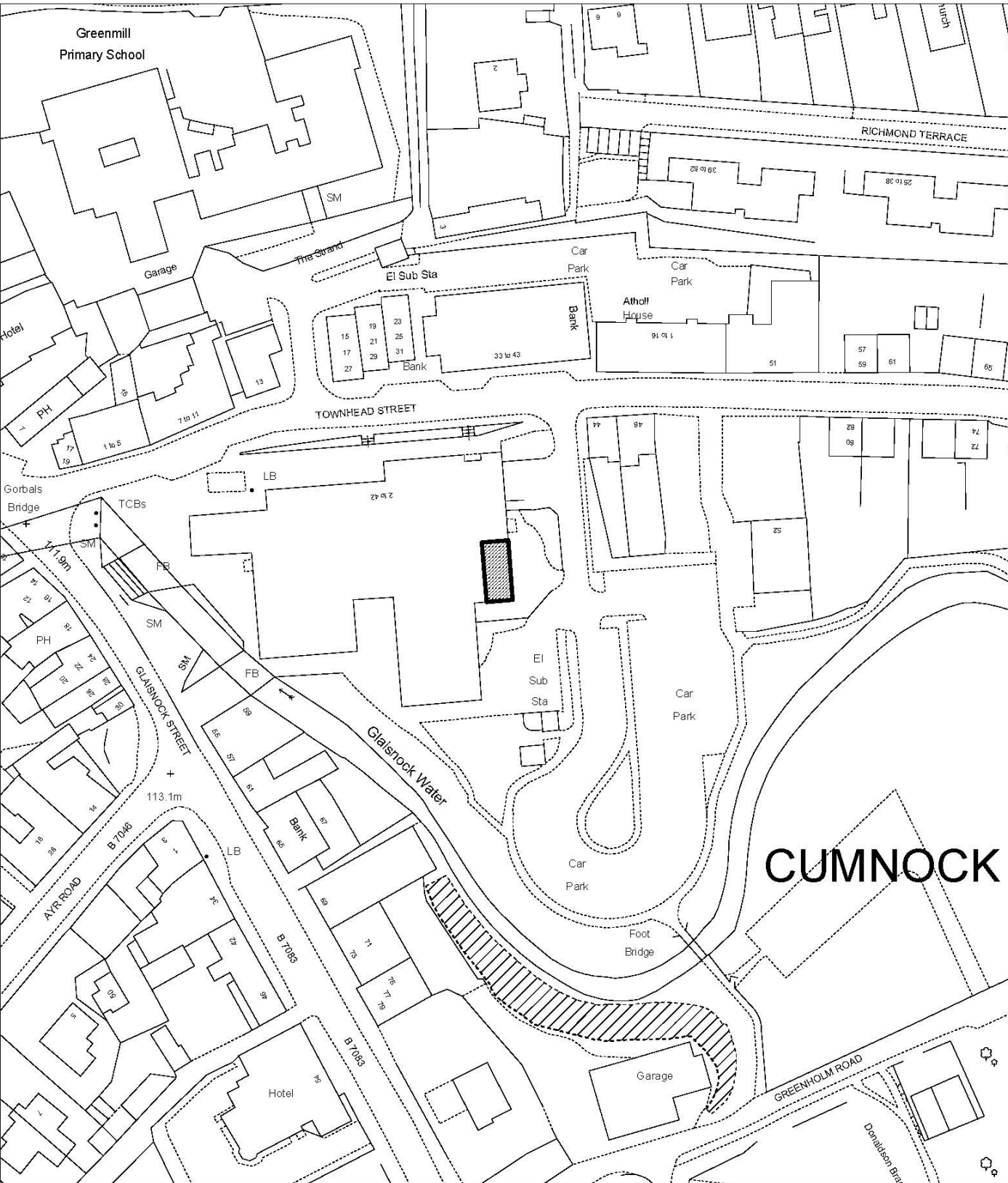
Location	Unit 20 42 Townhead Street Cumnock
Nature of Proposal:	Change of use from vacant shop to training centre
Name and Address of Applicant:	Janice Hendry Yipworld 19 Barrhill Road Cumnock KA18 1PG
	Name and address of agent DM Hall 45 Bank Street Irvine KA12 0LL

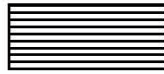
Officer's Ref: Jane Little
01563 576768

The above application for Planning Permission should be approved

Reason for the Decision

The proposals are compliant with the Development Plan and there are no material considerations that would indicate that the application should not be approved.



Title/Location	<p>Unit 20, 42 Townhead Sreet, Cumnock Application No. 10/0723/PP</p>
Key	 <p>Application Site</p>

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Com Date: 1/10/2010



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