

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 5 JANUARY 2001

**00/0710/FL : CHANGE OF USE OF SHOP TO OFFICE
9 GLENCRAIG STREET, DRONGAN**

APPLICATION BY COYLEBANK TENANTS CO-OP

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full permission is sought for a change of use of one of the shop units to form an office for a local tenants' co-operative. External alterations to the building relate only to the removal of a concrete canopy. The shop unit is presently vacant.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved.**

3. SUMMARY OF ANALYSIS

3.1 This application proposes a change of use of a shop to an office and does not conflict with the policy provisions of the East Ayrshire Local Plan, Finalised Version. Whilst Policy COM1 of the adopted local plan seeks to protect the viability and standards of retail services within established service centres, it is considered that the proposal, which serves a specific local need, would not have a detrimental impact on the viability of the service centre to an extent that would justify a refusal of the application. Furthermore, the proposal represents an opportunity to re-use a vacant shop unit.

**Alan Neish
Head of Planning and Building Control**

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.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 5 JANUARY 2001

00/0710/FL : CHANGE OF USE OF SHOP TO OFFICE
9 GLENCRAIG STREET, DRONGAN

APPLICATION BY COYLEBANK TENANTS CO-OP

Report by Head of Planning and Building Control

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 Local Planning Committee under the scheme of delegation, as the proposed development is contrary to policy.

2. APPLICATION DETAILS

2.1 **Site Description:** The site lies on the south side of Glencraig Street in Drongan, within a row of single storey shop units in an established service centre. Retail premises lie on either side of the application site whilst residential properties lie opposite and to the rear. Existing car parking is located above the front and to the side of the row of shops.

2.2 **Proposed Development:** Full permission is sought for a change of use of one of the shop units to form an office for a local tenants' co-operative. External alterations to the building relate only to the removal of a concrete canopy. The shop unit is presently vacant.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Drongan Community Council has not responded to the consultation letter.

Noted.

3.2 East Ayrshire Council Environmental Health Section has no objection to the proposal.

Noted.

3.3 East Ayrshire Council Roads and Transportation Division has no objection to the proposal.

Noted.

3.4 The West of Scotland Water Authority has no objection to the proposal.

Noted.

4. REPRESENTATIONS

4.1 No representations have been received in respect of this application.

5. DEVELOPMENT PLAN STATUS

5.1 There are no policies within the East Ayrshire Local Plan Finalised Version relevant to the determination of this application.

The proposal is not considered to be a Class 2 “financial, professional and other services” use as defined in the use Classes Order and consequently does not comprise a Schedule 5 use as defined in the East Ayrshire Local Plan Finalised Version. The proposal is therefore not covered by any pertinent local plan policy (within the Finalised Version) and requires to be assessed on its own merits.

5.2 The application site lies within the settlement boundary of Drongan and within an area of mixed uses as defined within the Adopted Mauchline/Drongan/Ochiltree Local Plan. Policy COM1 states that:-

“In the areas identified on the proposals maps as being central areas or areas of mixed use and subject to the provisions of the Use Classes (Scotland) Order 1989, there shall be a general presumption against changes of use from retail to non-retail developments except where:-

- a) it can be established that a retail use of the premises cannot be found and the premises would become or continue to be vacant.
- b) a non-retail use replaces another non-retail use, displaced by a retail development, elsewhere in the established shopping areas.
- c) it can be established that a non-retail use would support the existing commercial facilities available and would increase the attractiveness of the established shopping areas to shoppers.”

Given the proposed use of the office as a tenants’ co-operative, which serves a specific local need, it is considered that the change of use proposed would not have a detrimental effect on the residential amenity of the area or on the viability and standard of retail services within the established service centre, to and extent that would justify a refusal of the application.

6. OTHER PLANNING CONSIDERATIONS

6.1 It is considered that the proposal represents an opportunity to reuse a vacant building within this local service centre in Drongan.

6.2 Should the Committee be minded to approve this application, it would not require to be referred to the Development Services Committee for consideration as it does not represent a significant departure from policy.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application.

8. CONCLUSIONS

8.1 This application proposes a change of use of a shop to an office and does not conflict with the policy provisions of the East Ayrshire Local Plan, Finalised Version. Whilst Policy COM1 of the adopted local plan seeks to protect the viability and standards of retail services within established service centres, it is considered that the proposal, which serves a specific local need, would not have a detrimental impact on the viability of the service centre to an extent that would justify a refusal of the application. Furthermore, the proposal represents an opportunity to re-use a vacant shop unit.

9. RECOMMENDATION

9.1 It is recommended that the application be approved.

Alan Neish
Head of Planning and Building Control
DS/SMB
21 December 2000

LIST OF BACKGROUND PAPERS

1. Application form and plans
2. Statutory notices and certificates
3. Consultation responses
4. East Ayrshire Local Plan finalised Version
5. Mauchline/Drongan/Ochiltree Local Plan

Any person wishing to inspect the background papers listed above, should contact Mr Derek Scott on 01563 555483.

Implementation Officer : Dave Morris

Form TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1972

Application no: 00/0710/FL

Location	9 Glencraig Street DRONGAN
Nature of Proposal:	Proposed change of use of shop and alterations to form office
Name and Address of Applicant:	Coylebank Tenants Co-op 8 Millmannoch Avenue DRONGAN KA6 7BY
Name and Address of Agent	Williams MacDonald & Hastings 2 Clairmont Gardens GLASGOW G3 7LW

DPO's Ref: [«DEREK SCOTT]
PPO's Ref; []

The above [FULL](#) application should be granted.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA