

Application No: C/04/01145/FUL

Date Registered: 9th July 2004

**Applicant:** Carlo Rea  
 Forge Inn  
 Whifflet Street  
 Coatbridge  
 Lanarkshire  
 ML5 4EN

Agent Rea Construction  
 9/11 Uppermill Industrial Estate  
 Airdrie  
 ML6 6JJ

**Development:** Extension to Public House

**Location:** Forge Inn Whifflet Street Coatbridge Lanarkshire ML5 4EN

Ward: 39: Shawhead Councillor James Brooks JP

Grid Reference: 273594. 664015.

File Reference: C/PL/CTW435000/IJ/EL

Site History:

Development Plan: The site is covered by Policy COM 7/3 (Upgrade Shopping Centres) in the Monklands District Local Plan 1991.

Contrary to Development Plan: No

**Consultations:**

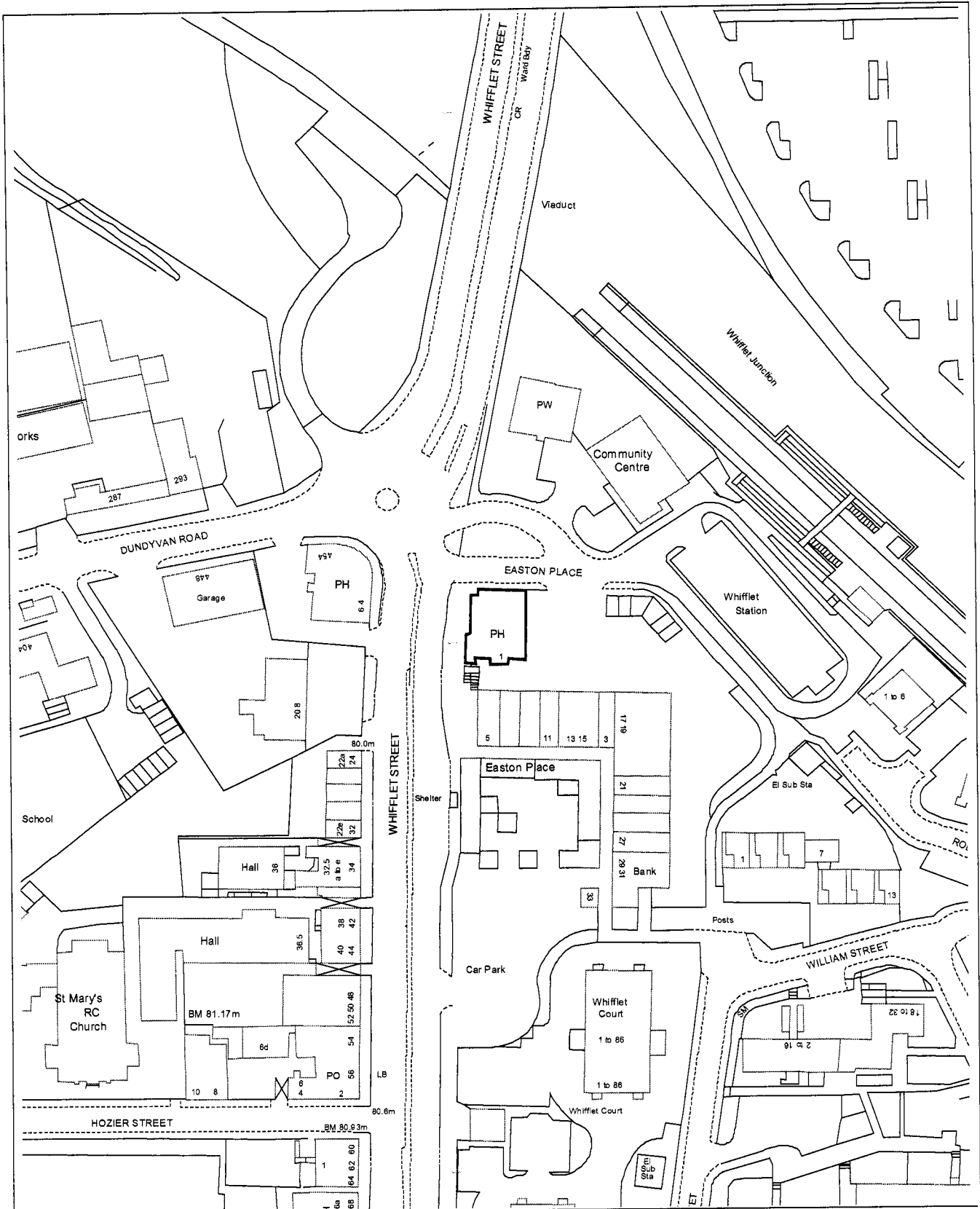
**Representations:** None Received

Newspaper Advertisement: Advertised on 21<sup>st</sup> July 2004

**Comments:**

Permission is being sought for an extension to the public house premises addressed as the "Forge Inn", Whifflet Street, Coatbridge. The premises is located within Whifflet Shopping Centre and is positioned on the eastern footpath of Whifflet Street at its junction with Easton Place. The surrounding uses are predominantly commercial in nature and include a Community Centre (to the north), Whifflet Station (to the east), retail units (to the south and west) and licensed premises (to the west).

The application building is flat roofed, single storey in construction with public access taken solely from the Whifflet Street frontage of the building. Servicing/delivery arrangements are accommodated along the eastern elevation of the building, off Easton Place. The premises currently accommodate a front and rear public bar, lounge, stores and public/staff facilities, all on a single level.



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Planning Application No C/04/01145/FUL

Extension to Public House

Forge Inn, Whifflet Street, Coatbridge



Not to Scale



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The proposal seeks to extend the premises along its eastern elevation by some 7.5 metres (to a depth of 12.695 metres) to provide 95.2 sq. metres of new floorspace that will be utilised to accommodate a kitchen, office and beer store. Floorspace vacated within the original building will be used to extend the bar area. Ramped access will be provided on the extended east elevation both to the beer store and to the rear of the public bar area. The new build will be flat roofed, single storey in construction and externally finished in render with facing brick base all to match the main building.

The application property is long established as a licensed premises at this particular location and is within an localised area i.e. Whifflet Street where there are a number of other similar road frontage licensed premises. Both the proposed design and external finish of the extension are sympathetic to the main building and no objections have been received following the standard neighbour notification and public advertisement procedures. The Transportation Section has offered no objection to the proposal subject to the footway along Easton Place being extended to a point in line with the extended building. A condition can be attached to the planning permission requiring the applicant to meet the requirements of the Transportation Section. The Protective Services Section offered no objection to the proposal. Having regard to the foregoing I consider that the design and external appearance of the limited extension will complement the main building which is located at a prominent road frontage location. I therefore recommend that permission be granted subject to the attached conditions.

**Recommendation: Grant Subject to the Following Conditions:-**

1. That the development hereby permitted shall be started within five years of the date of this permission

**Reason:** To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. That the facing materials to be used for the external walls shall match in colour and texture those of the existing adjoining building.

**Reason:** In the interests of visual amenity of the area.

3. That before the extension is brought into use, the existing footway on the south side of Easton Place shall be extended to a point in line with the extended north east corner of the building, and this shall include a pedestrian dropped kerb at the end of the extended footway; all in accordance with the specifications of the Roads Authority and as described in the Roads Guidelines published by the said Roads Authority.

**Reason:** To ensure continuity in the development of the Estate.

**Background Papers:**

Monklands District Local Plan 1991  
Application form and plans received 25th June 2004

Memo from Transportation Section received 3<sup>rd</sup> September 2004  
Memo from Protective Services Section received 5<sup>th</sup> August 2004

Any person wishing to inspect these documents should contact Colin Marshall at 01236 812376.