

Application No: C/04/01994/FUL

Date Registered: 16th November 2004

**Applicant:** L. Watson & J. Flood  
1 Mayberry Crescent  
Sandyhills  
Glasgow  
G32 0EN

**Development:** Part Change of Use and Alterations to Frontage

**Location:** 4 St. John Street Coatbridge Lanarkshire ML5 3EJ

Ward: 34: Coatbridge Central Councillor Thomas Nolan

Grid Reference: 273374. 665107.

File Reference: C/PL/CTS75000400/IJ/EL

Site History:

**Development Plan:** The site is covered by Policy COM 4(Secondary retail Core Area) and ENV 15/1(Conservation Area) in the Monklands District Local Plan 1991.

**Contrary to Development Plan:** No

**Consultations:**

**Representations:** None Received

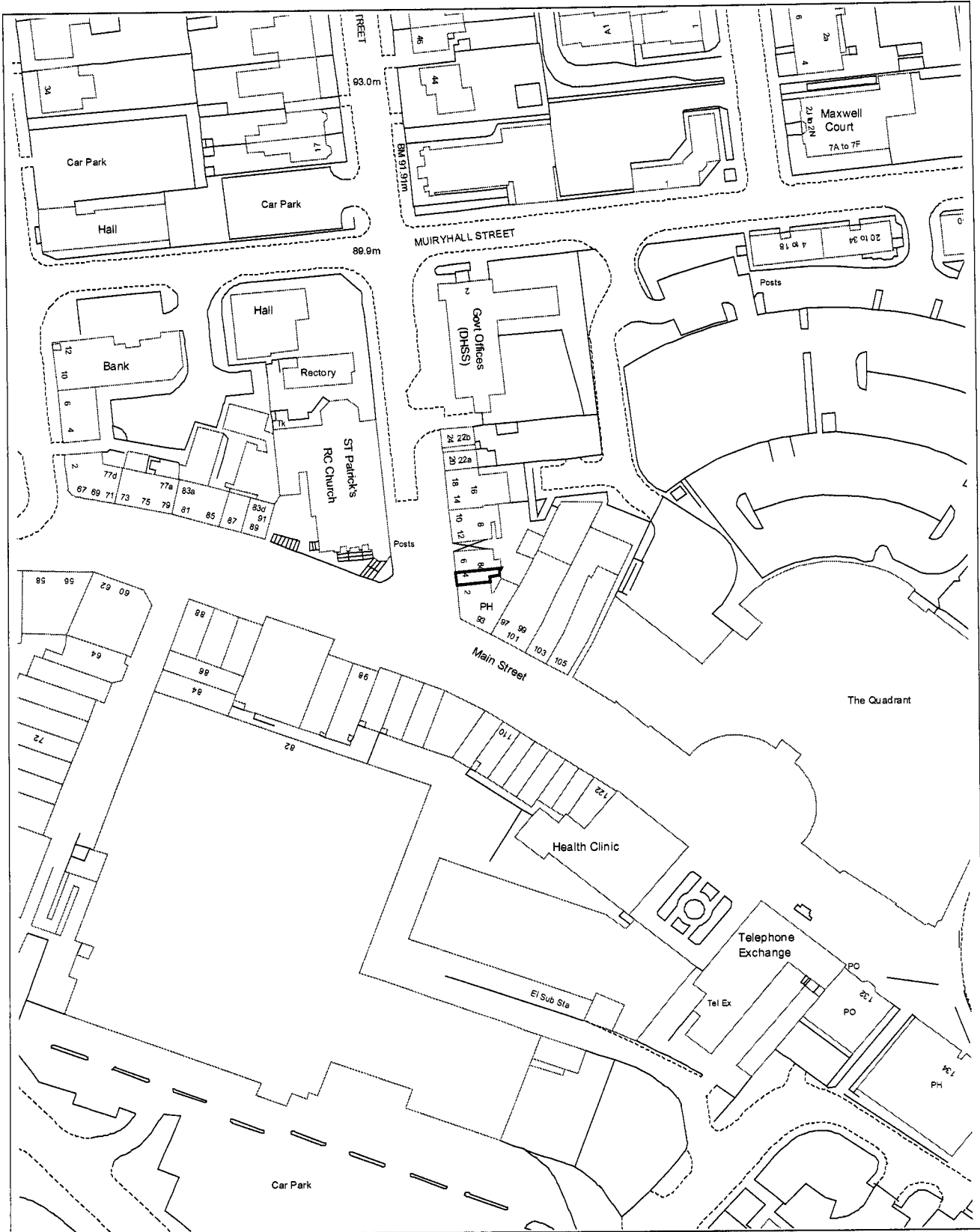
**Newspaper Advertisement:** Advertised on 24th November 2004

**Comments:**

Permission is being sought for the part change of use, including alterations to the frontage of the vacant shop premises at 4 St. John Street, Coatbridge to form a hot/cold food takeaway.

Under the terms of the Local Plan (policy COM4) the application premises is located within a Secondary retail core area which supports shopping and related uses (Classes 1, 2 &3) and also commercial "bad neighbour" uses where there is no anticipated adverse effect on the amenity of local residents. .

While there were 2 letters of objection received in respect of this proposal (as expanded on in accompanying report) these do not raise any issues that I feel would merit the refusal of this application. Taking the foregoing matters into account, the proposal is considered acceptable and it is recommended that planning permission be granted subject to conditions.



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Planning Application No C/04/01994/Ful  
 Part Change of Use and Alterations to Frontage  
 4 St John Street, Coatbridge



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**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 premises shall be provided with a suitable extraction system for the dispersal of cooking fumes and any means of mechanical ventilation and, or air conditioning plant shall be suitably isolated from the structure of the building; with fan units positioned in a ducted system isolated from the ducting by means of flexible connections; details of which shall be submitted to, and for approval of the Planning Authority before any work starts on site.

**Reason:** To enable the Planning Authority to consider these aspects.

3. That prior to the premises being brought into use the extraction system approved under the terms of condition 2 shall be in position

**Reason:** To control the emission of cooking fumes from the premises.

4. That the shopfront shall be constructed in accordance with the approved amended plans dated 8<sup>th</sup> December 2004 and no change to the design or external finish shall take place without the prior written approval of the Planning Authority.

**Reason:** To define the permission.

**Background Papers:**

Application form and plans received 12th November 2004

Memo from Protective Services Section received 25th November 2004

Letter from Trainer Alston Solicitors on behalf of the landlord Mrs Sandra Russo at 2 St John St, Coatbridge received 26<sup>th</sup> November 2004

Letter from Linda Watson tenant at 2 St John St, Coatbridge received 26th November 2004

Any person wishing to inspect these documents should contact Ian Johnston at 01236 812382.

## APPLICATION NO. C/04/01994/FUL

### REPORT

#### 1. Description of Site and Proposal

- 1.1 The application premises is a ground floor retail unit (former card shop) that is located on the east side of St. John Street between a Fishmongers and a hot food takeaway (formerly known as Russo's). A licensed club is located on the upper floor over the ground floor retail premises. The unit forms part of the Town Centre's retail core and is also within the Dunbeth & Blairhill Conservation Area.
- 1.2 The proposal seeks to alter the frontage of this vacant shop unit through the replacement of the existing timber framed windows with a single large wooden framed window incorporating a stallriser below. A new wooden framed door of similar dimensions will replace the existing. Internally the unit will be altered to accommodate a food preparation area, cooking area and display/servy counter, all within the frontage part of the unit. The rear area will be retained for storage with a small W.C. retained within. A ventilation flue with ducting will be sited on the rear elevation of the building to project above eaves level. These works will allow the unit to be utilised for the sale of hot/cold food.

#### 2. Development Plan

- 2.1 The site is covered by Policies COM 4 (Secondary Retail Core Area) and Com 10 Hot Food Shops and ENV 15/1 (Conservation Area) in the Monklands District Local Plan 1991.

#### 3. Consultations and Representations

- 3.1 Following the standard neighbour notification and public advertisement procedures 2 letters of representation were received against the proposal, the relevant points being as follows:
  - a) there is a sufficient number of similar type outlets (premises dealing with hot and cold food) within the Town Centre including the adjoining premises at 2 St. John Street and these number 3 within 50 metres, a further 7 within 100 metres and a further 3 within 150 metres.
  - b) there are existing vacant units within the Town Centre that could accommodate the proposal (4 within 150 metres).
  - c) the drainage system may not cope with additional waste water.
- 3.2 The Protective Services Section have advised that the proposed method of dispersal of smell/fumes by means of the mechanical ventilator on the rear elevation of the building is considered acceptable.

#### 4. Planning Assessment and Conclusions

- 4.1 This proposal requires to be assessed under the terms of the development plan and any other material considerations. Under the terms of Policy COM4 of the Monklands District Local Plan 1991 the application premises is located within a Secondary retail core area which supports both shopping and related uses (Classes 1, 2 & 3) and also commercial "bad neighbour" uses (including hot food shops) where there is no anticipated adverse effect on the amenity of local residents. Taken that there are no residential properties either above or in close proximity to the premises, and that the principle of this form of use (hot food takeaway) has long been established in the area (adjoining premises formerly Russo's) then the proposal is seen as compliant with policy. Com 10 Hot Food Shops relates to the provision of adequate ducting and ventilation which can be provided and required by an appropriate condition.
- 4.2 While the points raised by the objectors are noted it should be stressed that market competition is not a relevant planning consideration nor is the argument that there are other more suitable vacant units in close proximity. Matters of drainage would be covered by Building Control at the warrant stage.
- 4.3 Having regard to the foregoing I consider the proposal to be acceptable at this location in terms of development plan policy and also in respect of the proposed shopfront layout when considered against the approved Design Guidance on Shopfront Design. I therefore recommend that planning permission be granted subject to the stated conditions.