

Application No: S/04/02207/FUL

Date Registered: 6th January 2005

**Applicant:** Coral Estates Ltd  
25-27 Front Street  
Chester Le Street  
DM3 3XD

Agent Ward Hadaway  
Sandgate House  
102 Quayside  
Newcastle  
NE1 3DX

**Development:** Change of Use from Class 1 (Retail) to Class 2 for use as a Licensed Betting Office

**Location:** 249-251 Main Street Bellshill Lanarkshire

Ward: 30: Hattonrigg Councillor Harry Curran

Grid Reference: 273398 660272

File Reference: S/PL/B/7/45/JD

Site History:

Development Plan: Zoned as Bellshill Town Centre in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).

Zoned as Bellshill Retail Area in the Bellshill and Mossend Local Plan.

Contrary to Development Plan: No

**Consultations:**

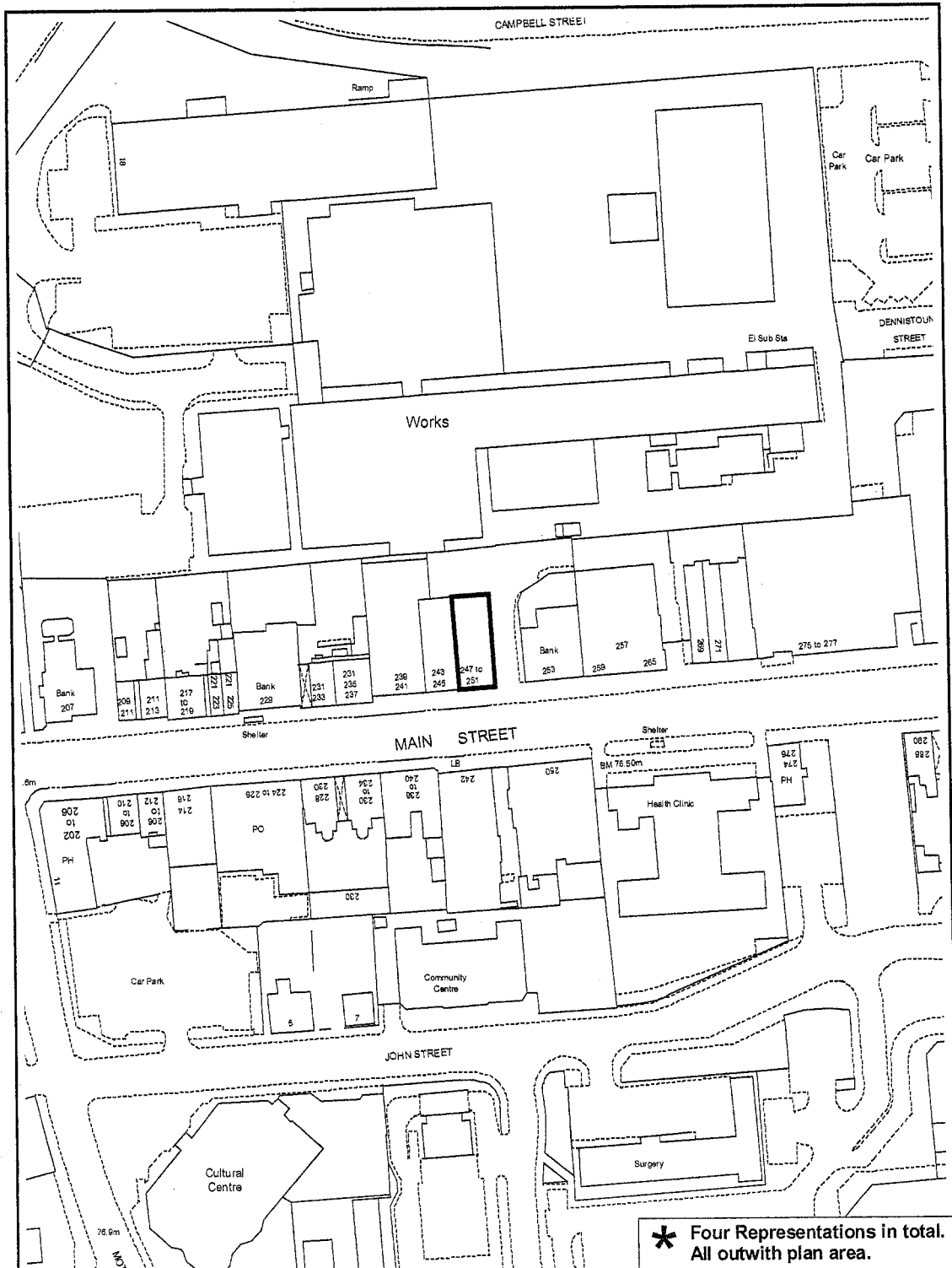
**Representations:** 4 Representation Letters

Newspaper Advertisement: 13th January 2005

**Comments:**

Planning consent is sought for the change of use from a shop to a betting office at 249-251 Main Street, Bellshill which is located within the town centre. The application site comprises a vacant ground floor unit within a 2 storey building which was formerly occupied by 'Your More Store'.

The site is zoned as Bellshill Retail Area on the adopted Bellshill & Mossend Local Plan and as Bellshill Town Centre on the emerging Southern Area Local Plan Finalised Draft (Modified 2001 & 2004). Policies RTL5 and 11 (Town Centre Areas and Bad Neighbour Development) of the emerging local plan are relevant to the consideration of this application. RTL5 states that changes of use to Class 2 will be supported where they reinforce and revitalise the town centre. RTL11 states that developments of this type should preferably be located within town centre areas where their effect on the character and amenity of the area and resulting mix of retail and non-retail uses will be considered. If it appears



**\* Four Representations in total. All outwith plan area.**

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PLANNING APPLICATION No. S / 04 / 02207 / FUL  
 CHANGE OF USE FROM CLASS 1 ( RETAIL ), TO CLASS 2,  
 FOR USE AS A LICENSED BETTING OFFICE.  
 249 - 251 MAIN STREET, BELLSHILL.  
 \* Representation

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to the Planning Authority that the granting of consent will, given the existence of similar outlets, incrementally alter the character of the area then refusal of consent on these grounds may be justified.

NLC Transportation raised no objections to the proposal, however 4 objections were received following the press advertisement and neighbour notification procedures from local Councillor Harry Curran, Bellshill Community Council, Ladbrokes Bookmakers and a member of the public. All of the objectors consider that the granting of a further betting shop would constitute over-provision of this facility within the town centre thereby reducing floorspace for retail development and in turn, making the town centre a less attractive place to shop all to its detriment.

There are currently three betting shops within Bellshill town centre, two on Main Street and one on Hamilton Road, whilst consent has been granted on appeal for a second betting shop on Hamilton Road. The town centre has some 90 units and plays host to a variety of uses ranging from residential (on upper floors), to commercial, office, pubs/clubs, a school, and health centre but its predominant use is retail. It has suffered from a high vacancy rate in the past to the detriment of its vitality/viability but now presents a more thriving and bustling centre which provides good local provision for the community of Bellshill. However, there continues to be some vacant units of which the application site forms part, and whilst it would be preferable to retain the unit in retail use, the level of vacancies suggest that the Council should be open to suitable alternative uses, a policy supported by the emerging Local Plan. In addition, given the high percentage of retail units in productive use, it is considered that the town centre can sustain a loss of one unit to non-retail use without detriment to its character and amenity as a retail centre particularly as the nearest Bookmakers is sited 200 metres away. The unit will be brought back into productive use thereby encouraging the retention of a positive perception of the centre by shoppers and contributing to its vitality/viability all to the benefit of the area.

I therefore consider the development acceptable and hereby recommend that planning permission be granted.

**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 permission hereby granted relates to a change of use only and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no alterations shall be made to the external appearance of the building.

**Reason:** To define the permission.

**Background Papers:**

Application form and plans received 17th December 2004

Memo from NLC Transportation Section received 13th January 2005

Letter from Councillor Harry Curran, Member Services, Civic Centre, Motherwell received 18th January 2005.

Letter from William Foy, Secretary, Bellshill Community Council, 209 Motherwell Road, Bellshill received 28th January 2005.

Letter from James Wyler, 4 Warnoch Crescent, Bellshill, ML4 2HS received 2nd February 2005.

Letter from Richard Raper Planning Ltd, Town Planning And Environment Consultants, 82a Otley Road, Leeds, LS6 4BA received 3rd February 2005.

Bellshill & Mossend Local Plan  
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Any person wishing to inspect these documents should contact Joanne Delaney at 01698 302137.