

Application No: C/06/01590/FUL

Date Registered: 26th September 2006

Applicant: Mr Abdul Ghafar
Flat 2
240 Aitkenhead Road
Glasgow
G42 0QL

Agent Mr Mathew Kavanagh
MJK Architects
Moss Street Studios
33 Moss Street
Paisley
PA1 1DL

Development: Change of Use from Retail (Class 1) to Two Flats (Class 9)

Location: 57 Stirling Street
Town Centre
Airdrie
North Lanarkshire
ML6 0AH

Ward: 47 North Cairnhill And Coatdyke Councillor Peter Sullivan

Grid Reference: 276032 665400

File Reference: C/PL/AIS7410057/GA/LR

Site History: 96/05539/ADV Display of Externally Illuminated Fascia Panel Sign
Granted

Development Plan: Policy COM 4:Secondary Retail Core Area in the Monklands District
Local Plan 1991

Contrary to Development Plan: Yes

Consultations:

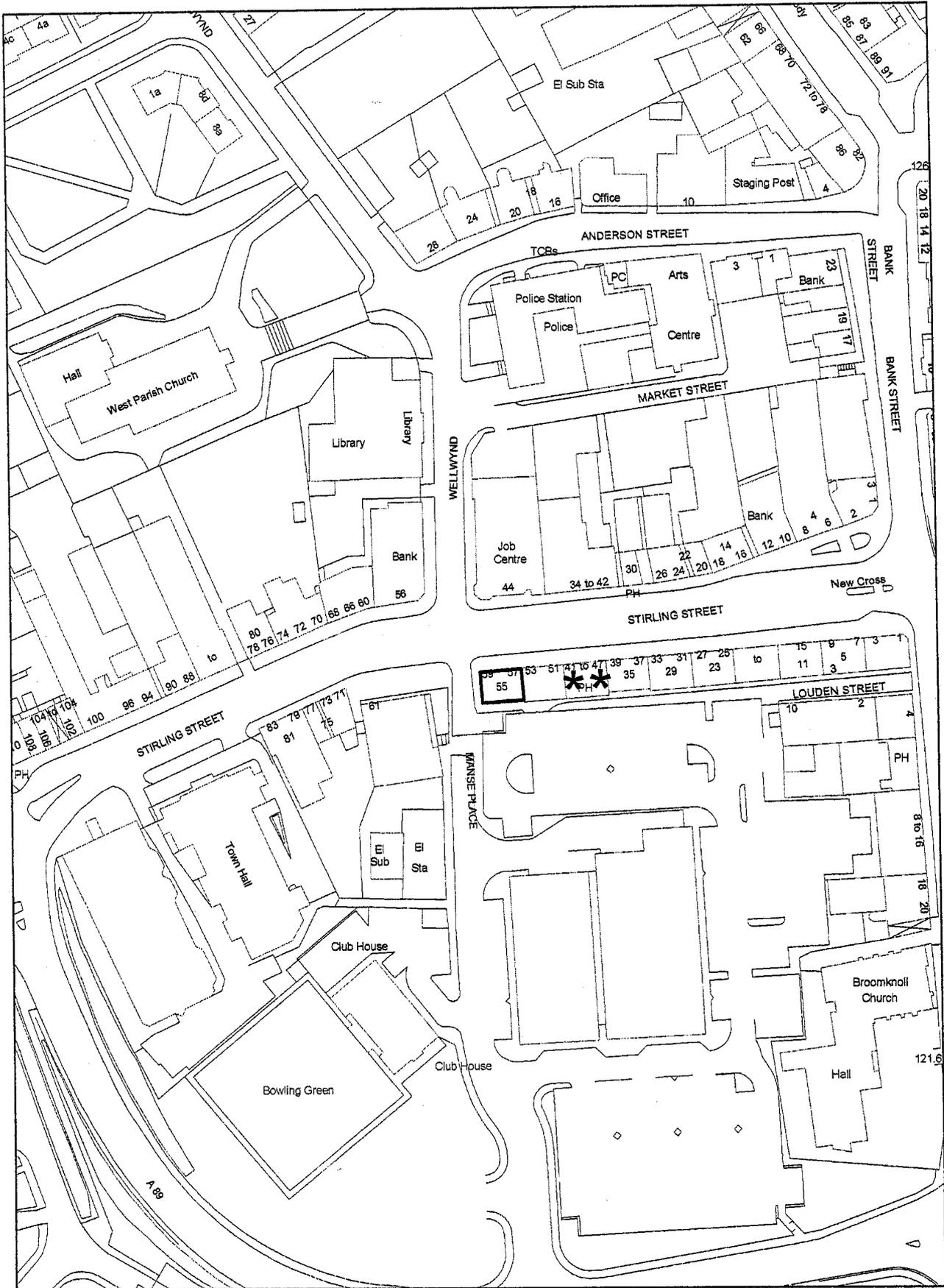
Representations: One letter of representation with two signatures

Newspaper Advertisement: Advertised on 4th October 2006

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.



Planning Application No C/06/01590/FUL
Change of Use (Class 1) Retail to (Class 9) Dwelling
57 Stirling Street Airdrie
*** Representatives**



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 Airdrie, G7 1JW
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2. That before development starts a noise assessment shall be undertaken by suitably qualified noise consultant detailing the potential noise nuisance from adjacent commercial uses and a report submitted to the Planning Authority detailing the sound proofing measures required to mitigate any identified problem.

Reason: In the interests of the amenity and wellbeing of future residents.

3. That before the dwellinghouses hereby approved are occupied, a suitably qualified noise consultant shall confirm in writing to the Planning Authority that any necessary noise attenuation measures specified in the report referred to in condition 2 above have been satisfactorily installed.

Reason: In the interests of the amenity and wellbeing of future residents.

Background Papers:

Application form and plans received 26th September 2006

Letter from F Livingstone, Diamonds Night Club, 41 Stirling Street, Town Centre, Airdrie, North Lanarkshire, ML6 0AH received 18th October 2006.

Letter from W. S. Caine, Yesterday's, 47 Stirling Street, Airdrie, ML6 0AH, received 18th October 2006.

Any person wishing to inspect these documents should contact Mr Gordon Arthur at 01236 812375.

Date: 4 November 2006

APPLICATION NO. C/06/01590/FUL

REPORT

1. Description of Site and Proposal

- 1.1 This application seeks permission to change the use of a former hairdressing salon (Class 1) to form two flatted dwellings (Class 9) at 57 Stirling Street, Airdrie. The application site is located on the first floor of a two storey commercial premises. The premises are currently vacant and the ground floor is occupied by a hot food take away and a sandwich bar. The ground floor of the neighbouring property (No. 53) is a shop selling venetian blinds. Adjacent is No. 47 Stirling Street which has a Public House (Yesterdays) on the ground floor and a night club on the first floor (Diamonds) which abuts the property.

2. Development Plan

- 2.1 The premises are in an area zoned as Com 4 (Secondary (Retail) Core Areas) in the Monklands District Local Plan 1991. There are no strategic implications.

3. Consultations and Representations

- 3.1 The Transportation Section and Pollution Control Sections have been consulted on this proposal and to date have not objected.
- 3.2 Following neighbour notification and advertisement one letter of objection was received with two signatories raising the following points for consideration.
- (a) The development is located in a Secondary (Retail) Core Area in the Monklands District Local Plan 1991 and as such the proposed change of use is contrary to the Local Plan.
- (b) Placing a residential development within this secondary core area will have a detrimental effect on the business area.

4. Planning Assessment and Conclusion

- 4.1 Under the Town and Country Planning (Scotland) Act 1997 development proposals require to be considered under the terms of the development plan and any other material considerations. In this instance the proposals require to be assessed under policy COM 4 Secondary (Retail) Core Areas.
- 4.2 The Monklands District Local Plan 1991 gives precedence to retail uses in this area in order to retain the established retail character of Airdrie Town Centre and is supportive of shopping and related uses classes 2 and 3. In policy terms the preferred use would be the latter but the proposed development of two flats in principle could be considered compatible in certain circumstances. It would normally be expected that car parking would be provided for residential properties but due to the proximity of town centre car parks and the proximity of bus and rail services, this would not be a requirement in this case.
- 4.3 It is not uncommon for residential properties to be located within town centres and a resident population can have beneficial effects in retaining vitality and activity within the centre when other business uses are closed. Indeed, the policy of supporting retail development does not entirely exclude other uses. In this case the property is currently vacant and the introduction of residential use would be advantageous in returning it to an active use which is of assistance in ensuring ongoing maintenance of the building.
- 4.4 The points of objection raised are addressed as follows

- (a) It is accepted that the proposal is not the preferred use within the secondary retail core area but it is not considered incompatible within the zoning.
- (b) The provision of residential development can bring vitality to the town centres by having a resident population within the core areas supporting the regular and night-time businesses uses.

4.5 It is recognised that the proposal has generated objections from the adjacent owners of licensed premises. The issue here for the planning authority is whether the prospective residents of any flats granted planning permission would complain about noise nuisance from the established adjacent proprietors. This is a material consideration and it is recommended that the developer be required to undertake a noise assessment to determine the expected level of noise from these adjacent uses prior to the proposed conversion taking place. In addition, the developer would be required to install sufficient sound proofing to ensure that any potential noise nuisance would be at acceptable levels for residential property. Only on this basis would the development be considered compatible within this area of the town centre.

4.6 It is recommended that permission be granted subject to conditions to ensure that the potential for noise nuisance from adjacent premises has been satisfactorily addressed by the applicant as the development is otherwise acceptable in policy terms. **The Committee is asked to note that a request has been made for a site visit and hearing by adjacent proprietors.**