

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 3 April 2012

DC12/044: Change of use from office to restaurant with hot food take away at 45 Bank Street, Alexandria by West Dunbartonshire Council

1. REASON FOR REPORT

- 1.1** This application relates to a property owned by the Council. Under the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application relates to an office building within Alexandria town centre. The single storey detached building is located in a mixed use area with sheltered housing to the rear and one side. On the other side there is a detached stone building with a shop on the ground floor and a storage area on the first floor, and to the front of the site there is a road with a medical centre on the opposite side. The property is a flat roofed, brick building which is set back from the public road by approximately 7 metres. It is currently vacant but was formerly used as the 'Ontowork' office.
- 2.2** Permission is sought to convert the property from an office to a restaurant with hot food take away. A small area within the front of the building would be used as the takeaway and the rest of the building would accommodate the seating area for the restaurant, the kitchen and toilets/stores. There would be no alterations made to the exterior appearance of the building. The existing front boundary wall would be demolished in order to allow the formation of 6 parking spaces within the site, two of which would be at the side of the building and the other four at the front.
- 2.3** The purpose of the application is to relocate an existing restaurant/takeaway business which is currently the last remaining tenant in the part of Mitchell Way which is subject to redevelopment plans.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Service has no objection to the proposal.
- 3.2** West Dunbartonshire Council Environmental Health has no objection subject to conditions relating to flues and grease traps.

4. REPRESENTATIONS

- 4.1** None

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site is within the defined Alexandria Town Centre and Policy RET1 indicates that town centres are the preferred location for retail, commercial leisure, cultural and public service developments. The policy states that first preference should be for town centre sites where sites or buildings suitable for conversion are available. Policy RET5 states that non-retail uses will be favourably considered where they contribute to the vitality and viability of the town centre and do not conflict with other Local Plan policies. The use of a currently vacant building in the town centre as a restaurant would therefore be appropriate as it would help to contribute to the vitality and viability of the town centre. It is therefore considered that the proposal would comply with the above policies.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Compatibility of the Use

- 6.1** The application site is located within the town centre, where planning policies encourage a mixture of uses. Town Centres are generally the most appropriate locations for restaurant and hot food uses, and in this case the proposal would involve the relocation of an existing business in order to facilitate wider regeneration of the town centre. The site was previously an office and its re-use would therefore not involve any loss of retail floorspace.
- 6.2** It is not considered that nearby residential properties would be detrimentally affected by the proposed use and the Environmental Health Service has no objection provided that conditions are attached relating to the submission of details of the proposed flue/extraction system and grease trap. The Council's Roads Service has no objections to the proposal as there would be appropriate parking spaces provided within the site and the property is also well served by public transport due to its central location and is within walking distance of many residential properties

7. CONCLUSION

- 7.1** The proposed development would bring a currently vacant property back into use and would allow an existing business to continue trading in the town. It would contribute to the vitality and viability of the town centre and would facilitate the long-term regeneration of the retail area within Alexandria town centre

8. RECOMMENDATION

- 8.1** **Grant** planning permission subject to conditions set out in Section 9 below

9. CONDITIONS

- 01.** **The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**

02. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed
03. For the duration of the development taking place, the developer shall display the sign or signs provided, or copies thereof. Such sign(s) shall be displayed in a prominent place or places at or in the immediate vicinity of the site, must be readily visible to the public and any copies must be printed on a sufficiently durable material to remain legible throughout the period of development. In the event of the sign(s) being lost, damaged or removed whilst the development is ongoing, they shall be replaced at the earliest time practical.
04. Prior to the commencement of development on site details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority and thereafter it shall be installed prior to the use being operational and maintained thereafter.
05. Prior to the commencement of development on site, details of the flue system/extraction system shall be submitted to and approved in writing by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to the use being brought into use and shall be maintained thereafter.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 21 March 2012

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Clydebank. G811TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

- 1. Application forms and plans;
- 2. Consultation responses; and

3. West Dunbartonshire Local Plan 2010.

Wards affected:

Ward 2 (Leven)