
NORTH AYRSHIRE COUNCIL

Planning Committee

Locality	North Coast and Cumbraes
Reference	21/00324/PP
Application Registered	9th April 2021
Decision Due	9th June 2021
Ward	North Coast And Cumbraes

Recommendation	Approved with no Conditions
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Location	45 Stuart Street Millport Ayrshire KA28 0AG
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Applicant	The Cumbrae Forum
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Proposal	Change of use from Class 1 (Retail) to Class 2 (Office and Professional)
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1. Description

The application property is a ground storey retail unit within a two-storey tenement building located on Stuart Street in Millport. The shop is currently used as a cycle/scooter hire shop. It features two display windows, an entrance door and fascia board. The building is finished in render and has a pitched roof finished in slate.

It is proposed to change the use of the unit from a Shop (Class 1) to an Office and Professional (Class 2) use class. The proposed use is as an office and advice centre for The Cumbrae Forum.

In the adopted Local Development Plan (LDP) the site lies within a Town Centre allocation and therefore Policy 3: Town Centres and Retail, applies to this proposal. In addition, all development proposals require to be assessed in terms of Strategic Policy 2: Placemaking. The site is located in Millport Conservation Area, however, as no building works are proposed it is not considered that Policy 9: Protecting and Enhancing our Conservation Areas, would apply. Likewise, as there is no built element to the change of use proposal, Policy 5: Shopfronts, Signs and Advertisements, would not apply.

Given the Covid-19 restrictions, a site visit was not undertaken. However, it is considered there is sufficient information to determine the application including that available through aerial photograph and streetview resources.

Relevant Development Plan Policies

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Detailed Policy 3 -Town Centres & Retail Policy 3:

Town Centres and Retail

Our town centres are the social and economic heart of our communities, providing jobs, homes and employment. Appropriate development within our town centres has the potential to improve their vitality and vibrancy. This can also ensure that investment in our communities is directed in a way that is most beneficial to residents, employees and visitors to our towns.

In principle, we will support development in our network of centres shown in schedule 6 where it would be of a scale appropriate to that centre.

For development that has the potential to generate significant footfall, we will support proposals that have adopted a town centre first sequential approach. This includes retail and commercial leisure uses, offices, community and cultural facilities and where appropriate, public buildings such as education and health facilities.

We will require that locations are considered, and a reasoned justification given for discounting them, in the order of preference:

- o Town centres (as defined in Strategic Policy 1).
- o Edge of town centres.
- o Other commercial centres (as defined above).
- o Out-of-centre locations that are, or can be made, easily accessible by a choice of transport modes.

We will be flexible and realistic in applying the sequential approach, in particular where key sector and employment uses are proposed, to ensure that different uses are developed in the most appropriate locations. It is important that community, education and healthcare facilities are located where they are easily accessible to the communities that they intend to serve. We recognise that for some uses, such as sports centres and schools, a town centre location may not always be the appropriate location for them, particularly where sports pitches are part of the proposal.

When a development is proposed within our Network of Centres, we will support proposals which positively contribute to:

- o The role and function of the centre within the network, including by addressing an identified opportunity.
- o Quality of character and identity that creates a shared sense of place for users, visitors and residents

- o Community well-being, including by supporting the integration of residential uses and by enhancing links with surrounding residential areas and tourist attractions via the road and path network with associated blue & green network.
- o Vitality, viability and vibrancy of the centre, supporting it as a place for business to locate, expand and flourish by enhancing and diversifying the mix of uses including supporting economic and social activity.
- o Our important retail streets/areas (as described in schedule 6 and in our Town Centre Audits), recognising the fragile nature of some of our retail areas.
- o Accessibility of the town centre including considering the location of regular rail and bus routes.

In principle, we will also support proposals which align with town centre strategies and we will continue to encourage other

regeneration initiatives, such as Conservation Area renewal projects, which improve the quality, accessibility and perception of town centre environments.

2. Consultations and Representations

The standard neighbour notification was undertaken and there was no requirement to advertise the application. No letters of representation were received. No consultations were carried out as part of this application.

3. Analysis

Policy 3: Town Centres and Retail of the LDP states that The Council will support development proposals within our network of centres which will positively contribute to the vitality, viability and vibrancy of the centre, supporting it as a place for local business to locate, expand and flourish by enhancing and diversifying the mix of uses, including supporting economic and social activity. The proposed change of use from a shop to an office would not have a significant impact on the functioning of Millport town centre. There are sufficient units available for retail purposes in the town centre. The proposed use, as an office and advice centre for The Cumbrae Forum, would have a positive impact on the range of services available in Millport town centre and would enhance social activity. It is considered that the proposed change of use would accord with Policy 3: Town Centres and Retail, of the LDP. The proposal would accord with the qualities of successful places as outlined by Strategic Policy 2: Placemaking.

There are no other material considerations. Given that the proposal is in accordance with the relevant policies of the LDP, it is considered that planning permission can be granted.

4. Full Recommendation

Approved with no Conditions

James Miller
Chief Planning Officer

For further information please contact Mr John Mack on 01294 324794.

Appendix 1 – Location Plan

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