
Report to Planning Committee

Date of Meeting: 23rd December 2010

Subject: Planning Application 10/00292/FULL – Alterations and Change of Use of Library (Class 10) to Dental Surgery (Class 2) at Library, Drysdale Street, Alloa - Report of Handling

Applicant: MacDonald and Morsen, 2 Mar Place, Alloa

Agent: Machin Associates, 30 Ludgate, Alloa

Prepared by: Keith Johnstone, Principal Planner

Electoral Ward: Clackmannanshire South

1.0 Purpose

- 1.1. This is a report of handling of the above noted planning application. The report assesses the proposed development in the context of the Clackmannanshire Development Plan and other material considerations including consultation responses. The report makes a recommendation to Committee based on this assessment.
- 1.2. The Council has an interest in the planning application, as owner of the application site, and this is the reason for the application being reported to Committee for a decision.

2.0 Recommendations

- 2.1. The application is recommended for **APPROVAL** subject to the undernoted conditions:
1. No development shall start on site until samples of all materials, including window and door units, to be used on the external elevations of the building have been submitted to and approved in writing by the Council, as planning authority. Thereafter, the development shall be completed in accordance with the approved details.
 2. No construction work shall take place, no machinery shall be operated and no construction related deliveries shall be received at or despatched from the site outwith 0800-1800 hours Monday to Friday , 0800-1300 hours on Saturday and at no time on Sunday or local Bank Holidays, unless otherwise agreed in writing by the Council, as planning authority.

Reasons for Conditions

1. In the interests of visual amenity
2. To safeguard residential amenity.

2.2 Reasons for Decision

1. The proposed development accords with the objectives and relevant policy guidance of the Clackmannanshire Development Plan.
2. There are no other material considerations that would justify withholding permission.

2.3 Section 75 Obligations

None

3.0 **Background to the Proposals**

- 3.1 The site comprises the existing Alloa Library building located on the north side of Drysdale Street within Alloa town centre. Permission is sought to change the use of the building to a dental surgery and to carry out alterations to the building to apply new finishes to external walls. This would comprise a mix of render and cladding.
- 3.2 The applicant currently occupies a property at Mar Place but is seeking premises to allow it to expand the size of the practice and meet the latest clinical standards. The library is due to be relocated from the site to the Speirs Centre in Primrose Street and the premises will therefore become vacant when the Speirs Centre scheme is completed.

4.0 **Consultations**

- 4.1 Roads and Transportation have no objection.
- 4.2 Environmental Health have no objections.
- 4.3 Alloa Central Community Council strongly support the application since it would bring the practice within the town centre and extend the practice.

5.0 **Representations**

- 5.1 Fifty five (55) neighbouring properties were notified of the application and a Neighbour Notification advertisement was placed in the local press. No representations have been received as a result of the publicity.

6.0 **Planning Considerations**

- 6.1 The application requires to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The site is within Alloa town centre as defined by the Proposals Map of the adopted Clackmannanshire Local Plan, 2004. The site is not allocated for change by the Plan.

- 6.3 Local Plan Policy JOB 7 (Commercial Uses in Town Centres) states that there is a presumption in favour of allowing a variety of commercial uses within town centres to help maximise and diversify the range of uses in core commercial areas. The proposed use would comply with this policy. The high level of accessibility of the site would make it suitable for the proposed use. The building could accommodate the public areas on the ground floor and the level of accessibility would comply with the requirements of Local plan Policy INF 5 (Access for the Less Mobile).
- 6.4 The applicant proposes to enhance the external appearance of the building by applying new finishes to the elevations and replacing window and door units. The specification of the materials can be regulated by a planning condition. The approval of the materials would ensure they complemented the character of this part of the town centre. These alterations would refresh the existing appearance and would comply with Local Plan Policy EN11 (Enhancing Environmental Quality).
- 6.5 There are no objections from consultees and no representations have been received from third parties. The application would allow an existing business to expand its practice and provide the latest standard of facilities within a building suitable in terms of size and location. It would also provide a suitable use for the building when the library re-locates from the premises. Taking account of the above considerations and the most relevant policies in the Development Plan, it is concluded that;
- a. The proposal would accord with the objectives and policies of the Development Plan and have a positive impact on the town centre and community as a whole, and:
 - b. There are no other material considerations which would outweigh the Development Plan position.

7.0 Sustainability Implications

7.1 None

(1) **Our Priorities 2008 - 2011** (Please double click on the check box)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive | <input type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/> |
| Our communities are safer | <input type="checkbox"/> |
| Vulnerable people and families are supported | <input type="checkbox"/> |
| Substance misuse and its effects are reduced | <input type="checkbox"/> |
| Health is improving and health inequalities are reducing | <input type="checkbox"/> |
| The environment is protected and enhanced for all | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | <input type="checkbox"/> |

(2) **Council Policies** (Please detail)

Clackmannanshire Local Plan

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

None

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)


Yes (please list the documents below) No

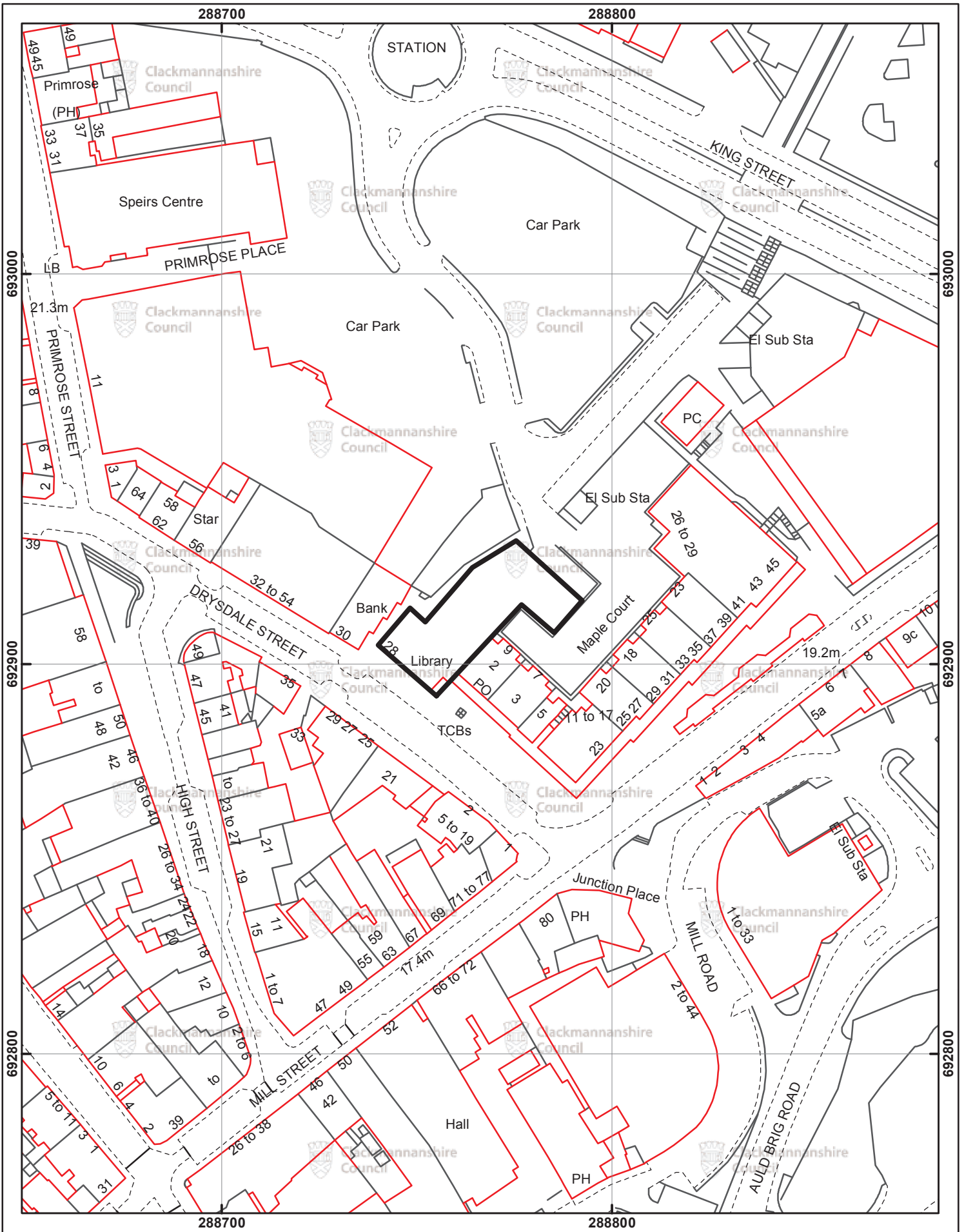
- Clackmannanshire Local Plan (2004)
- Consultation Responses


Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Keith Johnstone	Principal Planner	452614

Approved by

NAME	DESIGNATION	SIGNATURE
John Gillespie	Head Of Community & Regulatory Services	

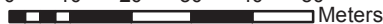




Date:
9-Dec-2010


10/00292/FULL - Library, Drysdale Street, Alloa
Alterations and Change of Use of Library (Class 10) to Dental Surgery (Class 2)

Ward: Clackmannanshire South

0 10 20 30 40 50
 Meters

OS Grid Ref: NS 88 92 NE

Scale: 1:1,250



Clackmannanshire Council
www.clacksweb.org.uk
 Services to Communities
 Kinross
 Greenside Street
 Alloa
 FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
development_services@clacks.gov.uk

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