

**Full Planning Application 05/00222/FUL
at
683A Ferry Road
Edinburgh
EH4 2TX**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To consider application 05/00222/FUL, submitted by William Hill Organisation Ltd. The application is for: **Change of use from sui generis public house use to class 2 licensed betting office use for approx 1615 sq ft (net internal area) of ground floor space in former ferry boat building.**

It is recommended that this application be **GRANTED**.

2 The Site and the Proposal

Site description

The application site is a vacant non-retail unit sited within the Muirhouse shopping centre. The unit was previously a licensed public house and has suffered external degradation due to its vacant state. The main facades of the property are predominantly brick with a flat roof.

Site history

No relevant history relating to this site.

Description of the Proposal

The application seeks a change of use to class 2, licensed betting office. The existing William Hill premises are seeking to re-locate to larger premises within the same shopping centre. The proposal seeks to make internal changes to the building creating several seating areas, a main reception counter and toilet facilities. There are no proposals to make changes to the exterior of the building as part of this application.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues are:

- Do the proposals comply with the development plan?
- If the proposals do comply with the development plan, are there any compelling reasons for not approving them?
- If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

ASSESSMENT

To address the determining issues, the Committee needs to consider whether:

- (a) The proposed use will adversely affect the vitality or viability of the shopping centre;
- (b) There will be any adverse impact on residential amenity.

(a) The adopted North West Edinburgh Local Plan provides a maximum threshold of 20% non-retail use within the centre. However the existing use is non-retail and the proposal will not therefore reduce the existing percentage of retail space within the centre. The draft WELP has a less onerous requirement for the retention of retail space within existing shopping centres.

The re-location of the proposed use will allow the current vacant unit to be revitalised internally as well as externally to improve the vitality of the shopping centre.

b) The proposed class 2 use, within a purpose built shopping centre, will not result in loss of residential amenity. The shopping centre has been purpose built with no directly adjoining residential use.

The objections raised relate to licensing issues.

The proposal complies with policy.

There are no material considerations that outweigh this conclusion.

It is recommended that the Committee approves this application.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Shelley Thomson on 0131 529 3770
Ward affected	07 - Muirhouse/Drylaw
Local Plan	North West Edinburgh Local Plan
Statutory Development Plan Provision	Shopping Centre
Date registered	15 February 2005
Drawing numbers/ Scheme	1-3 Scheme 1

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner, Graham Dixon on 0131 529 3519. Email: graham.dixon@edinburgh.gov.uk.

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Application Type Full Planning Application
Application Address: 683A Ferry Road
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Consultations, Representations and Planning Policy

Consultations

No consultations undertaken.

Representations

Two representations have been received in connection with this proposal. The concerns raised are:

- a) Another application has been submitted for same shopping centre for licensed betting office.
- b) Already existing betting office within close proximity to the proposed unit.

Full copies of the representations made in respect of this application are available in Group Rooms or can be requested for viewing at the Main Reception, City Chambers, High Street.

Planning Policy

The property referred to in this application is identified within the NWELP as being principle shopping centre to be retained in shopping uses; preferred location for new shopping development. The draft WELP identifies the site as being located within 'Other Centre'. Policy R8 applies.

Relevant Policies:

Policy S3 sets criteria for protecting the retail function in existing shopping centres.

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Conditions/Reasons associated with the Recommendation

Recommendation

It is recommended that this application be **GRANTED** subject to the conditions below.

Conditions

1. The development hereby permitted shall be commenced no later than five years from the date of this consent.

Reasons

1. In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

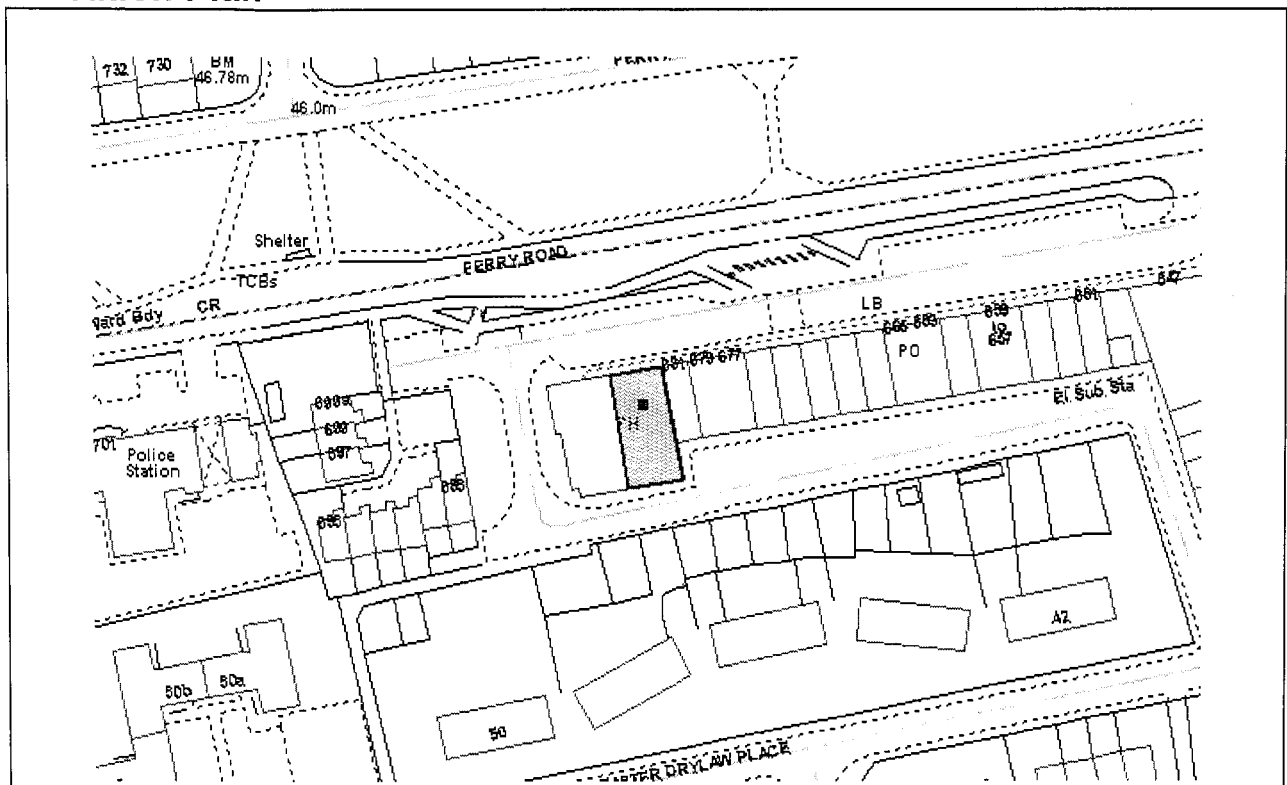
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Location Plan



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