

Planning Application: Report of Handling

Reference No. 23/0189/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 9 – Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant: NatWest Group

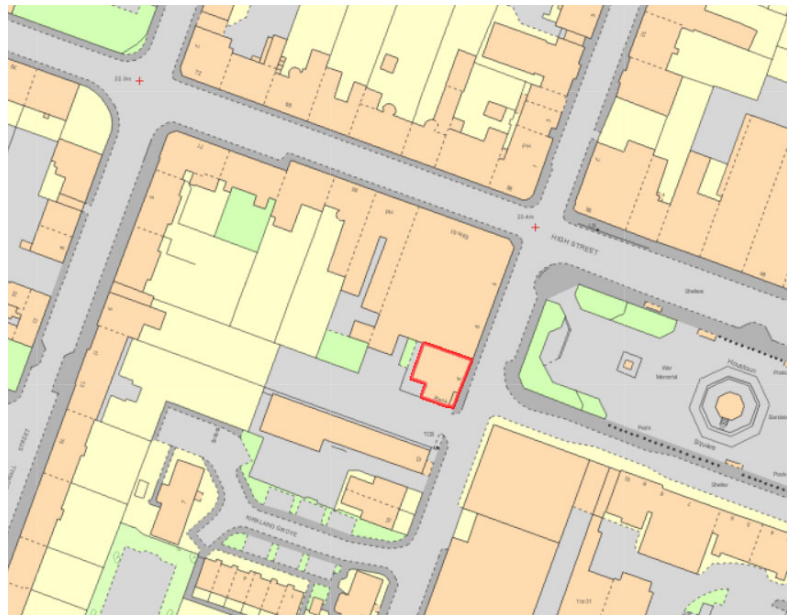
Registered:
14/04/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Alteration to shopfront comprising of the removal of 2 ATMs and nightsafe

LOCATION: 8 Church Street, Johnstone, PA5 8DX

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is located within Johnstone Town Centre
- No representations were received
- No consultations were required
- The proposal accords with the relevant provisions of both National Planning Framework 4 and the Renfrewshire Local Development Plan

REPORT OF HANDLING FOR APPLICATION 23/0189/PP

SITE ADDRESS	8 Church Street, Johnstone, PA5 8DX
PROPOSAL	Alteration to shopfront comprising of the removal of 2 ATMs and nightsafe
RECOMMENDATION	Grant

PROPOSALS	<p>This application seeks planning permission for alterations to the shopfront of a commercial property on Church Street, Johnstone.</p> <p>The proposed alterations consist of the removal of two ATMs and a nightsafe on the front elevation of the property. These would be replaced with either steel cladding or glazing to match the relevant section of the existing shopfront.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the development on the local community required it to be fully considered prior to any decision being made.</p> <p>It should be noted that this application relates solely to the shopfront alterations. The closure of the branch and removal of advertising does not require consent and cannot be considered in the assessment of this application.</p>
SITE HISTORY	<p>Application No: 16/0192/PP Description: Installation of access ramp and handrail to front of bank Status: Grant</p> <p>Application No: 15/0050/AD Description: Display of one internally illuminated fascia sign, one non-illuminated logo and one internally illuminated projecting sign, one ATM surround, one internally illuminated ATM Tablet, and non-illuminated nameplate sign Status: Grant, subject to conditions</p> <p>Application No: 08/0241/PP Description: Installation of 2 external condenser units on flat roof to rear of property (Retrospective) Status: Grant</p> <p>Application No: 05/1346/AD Description: Display of one internally illuminated fascia sign, one internally illuminated projecting sign, two non-illuminated door signs, one internally illuminated ATM surround sign, and one non-illuminated</p>

	<p>fascia panel. Status: Grant, subject to conditions</p> <p>Application No: 97/0916/PP Description: Installation of communications satellite antenna. Status: Grant, subject to conditions</p> <p>Application No: 03/1505/PP Description: Removal of existing entrance door and installation of new low energy swing door and side screen plus installation of 2 spotlights at fascia level. Status: Grant, subject to conditions</p>
CONSULTATIONS	None required.
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>National Planning Framework 4 (2023) Policy 9 – Brownfield, vacant and derelict land and empty buildings Policy 27 – City, town, local and commercial centres</p> <p>Renfrewshire Local Development Plan (2021) Policy C1 – Renfrewshire’s Network of Centres</p> <p>New Development Supplementary Guidance (2022) Strategic Centres and Core Town Centres</p> <p>Material considerations Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>In considering the development plan, National Planning Framework 4 (NPF4) sets out the most up to date policy position.</p> <p>Policy 9 states that proposals for the reuse of existing buildings will be supported while Policy 27 supports proposals that will improve the viability of town centres.</p> <p>The proposed development would leave the shopfront in a condition that would allow the unit to be easily occupied by a business that does not require ATMs or a nightsafe. Should planning consent be granted, the building would have a greater chance of being brought back into use as the new occupant would not need to make these alterations. The alterations would therefore help minimise the time the unit is vacant and encourage a new business to open and contribute to the local economy of the town centre. It is therefore considered that the development accords with the relevant provisions of NPF4.</p>

	<p>In relation to the relevant Renfrewshire Local Development Plan (2021) policies, Policy C1 provides support for proposals that will enhance town centres.</p> <p>As noted above, it is considered that these works will support the likelihood of the building being brought back into use. The proposed alterations support the protection of the town centre in that they would result in the provision of a unit that can be occupied by a variety of businesses without the need to remove the previous occupant's fixtures.</p> <p>The materials that would replace the ATMs and nightsafe would match those of the existing shopfront so would not appear out of place on the principal elevation of the unit and would not detract from the wider appearance of the town centre.</p> <p>The development therefore complies with Policy C1.</p> <p>The proposal complies with the Development Plan and there are no other material considerations. It is therefore recommended that planning permission is granted.</p>
RECOMMENDATION	Grant

Reason for Decision

1. The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

Local Government (Access to Information) Act 1985 - Background Papers

For further information or to inspect any letters of objection and other background papers, please contact James McCafferty on 0141 487 1366