

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 11/00007/PP

Planning Hierarchy: Local Application

Applicant: Argyll and Bute Council

Proposal: Alterations to Colquhoun Square including alterations to road layout, formation of service accesses, provision of parking spaces and hardstanding, installation of street furniture, cycle stands and bollards and provision of landscaping

Site Address: Colquhoun Square, Helensburgh

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Alterations to road layout including re-alignment of road and formation of parking bays and service accesses;
- Change of Use from road to public open space;
- Associated works including hardstanding, installation of street furniture, cycle stands and bollards and provision of landscaping.

(ii) Other specified operations

- None
-

(B) RECOMMENDATION:

It is recommended that planning permission be approved subject to the attached conditions and reasons.

(C) HISTORY: None

(D) CONSULTATIONS:

Roads Engineer	07.02.2011	no objections
Scottish Water	19.01.2011	no objections

(E) PUBLICITY: Conservation Advert (expiry date 11.02.2011)

(F) REPRESENTATIONS:

Four letters of objection have been received from the following:

David Morrice, Flat 9, 12 Colquhoun Square, Helensburgh (email dated 24/01/2011)

Johnathan Clinch and Anne Stanley-Whyte, McArthur Stanton Solicitors, 22-24 Colquhoun Square, Helensburgh (letter dated 01/02/2011)

Claire Craig Flat 2/2, 24 Colquhoun Square, Helensburgh (email dated 03/02/2011)

Brian Ashman, Flat 2/2, 52 West Princes Street, Helensburgh (email dated 05/02/2011)

The West Kirk, Colquhoun Square submitted a list of queries relating to the application. A meeting was held and these questions answered and as such they do not wish to object.

One further letter of objection was received, but no contact details were submitted and as such it cannot be recorded.

(i) Summary of issues raised

The reduction in greenery will diminish the town centre both aesthetically and environmentally.

Comment: See my assessment below

The 'useable space' in the north end of the square will presumably be for public events. These events can be noisy and may cause considerable disturbance to residents of the Square.

Comment: Colquhoun Square is a well used amenity space at the heart of the town centre. It has been used for a number of events such as Farmers Markets without a detrimental impact on the amenity of adjoining residents or the wider area. Any disturbance arising from noise associated with events or other public use of the square would be subject to evaluation under Public Protection Legislation.

On street parking for residents of the square is limited and without additional parking around the square there will be even greater demand on parking in the streets nearby.

Comment: The Area Roads Manager has no objections. An associated traffic management scheme is proposed for the town centre.

Will the new stonework be maintained and regularly cleaned as otherwise the square could start to look shabby?

Comment: Maintenance of stonework by the Council would not be necessary other than very occasionally or in response to any damage arising. Maintenance regimes for structures are not material planning considerations

It seems pointless creating a 'cafe culture' in the square when we do not have the necessary weather.

Comment: This is not a material planning consideration.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) **Environmental Statement:** No
 - (ii) **An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
 - (iii) **A design or design/access statement:** No
 - (iv) **A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
-

(H) PLANNING OBLIGATIONS

- (i) **Is a Section 75 agreement required:** No
-

- (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32:** No
-

- (J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

- (i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC 9 – Historic Environment and Development Control

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 13a – Development Impact on Listed Buildings
LP ENV 19 – Development Setting, Layout and Design

LP TOUR 1 – Tourist Facilities and Accommodation, including Caravans

LP TRAN 3 – Special Needs Access Provision
LP TRAN 4 – New and Existing Public Roads and Private Access Regimes

Appendix A – Sustainable Siting and Design Principles

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

Planning permission is sought for various alterations to Colquhoun Square, Helensburgh, including the re-alignment of the road, landscaping works and the installation of street furniture. These are part of the CHORD project and, in part, form the basis for the regeneration of Helensburgh's Town Centre, focussing on the square. Various other works are planned for other parts of the town centre and for Helensburgh Esplanade; however these do not form part of this current application.

The town centre at present is dominated by traffic, with Colquhoun Square, the central focus of the town, having two main roads running through it, namely Colquhoun Street and West Princes Street. As such, the proposals are intended reduce traffic movement within the square and therefore enhancing pedestrian movement, creating an event space and enhancing public use of this important resource.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

It is considered that the proposed development is acceptable and accords with Local Plan Policies. Reducing the amount of traffic flow within the square and the creation of event space and the general regeneration of the area will enhance the character and appearance of the area, which is in accordance with Policies LP ENV 1, LP ENV 19 and Appendix A of the Argyll & Bute Local Plan. The enhancement of the square will positively contribute to the setting of the adjacent listed buildings and the monuments within the square and as such is in accordance with Policy LP ENV 13(a) of the Argyll & Bute Local Plan. The formation of spaces for public art, events and the pedestrianisation of most of the square will allow for an informal space used for residents and visitors alike. It is hoped that this will facilitate events and provide an attractive town centre which would help to boost tourism and trade in the area and as such is in accordance with Policy LP TOUR 1 of the Argyll & Bute Local Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: Stephanie Glen

Date: 23/02/2010

Reviewing Officer: Howard Young

Date: 23/02/2011

**Angus Gilmour
Head of Planning & Regulatory Services**

CONDITIONS AND REASONS RELATIVE TO APPLICATION 11/00007/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 06/01/2011 and the approved drawing reference numbers GA(004) REV A, TD(90)06 REV B, TD(90)07 REV B, TD(90)08 REV B, D(90)09 REV B, TD(90)09 REV B, TD(90)10 REV B, TD(90)11 REV B, D(90)011 REV B, D(90)014 REV A, L(90)004 REV E, LA(90)014 REV C, LA(90)015 REV A and LA(90)016 REV A unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

3. Development shall not begin until samples of materials to be used in the construction of hard surfaces have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing, with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

NOTES TO APPLICANT

1. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
2. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
3. An application is required to be submitted in accordance with the Roads Scotland Act 1984 in respect of proposed alterations to the existing road layout.
4. An application to promote the new Traffic Regulation Orders and amend the various existing TRO's is required.
5. Please see attached letter from Scottish Water dated 19 January 2011.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 11/00007/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site is located within the 'settlement' boundary for Helensburgh and within Helensburgh Town Centre as defined by the adopted Local Plan. Within this area there is a presumption in favour of development subject to certain site specific criteria being met.

B. Location, Nature and Design of Proposed Development

The development will take place within the Colquhoun Square area of Helensburgh Town Centre. The area at present is the focal point of the town centre and is surrounded on all sides by flatted properties and tenement blocks with shops, cafes and local businesses on the ground floors. The square has two main roads running through it in a cross section, Colquhoun Street running north to south and West Princes Street running from east to west, with four grassed areas with flower beds to each corner. The south quarters of the square are pedestrianised with the north quarters giving vehicular access in a one way system.

The proposal is to pedestrianise most of the square by removing the Colquhoun Street access and re-aligning West Princes Street to form a curved road through the square. This will allow the upper part of the square to be used for events and the lower part of the square to be a more informal landscaped area. The curve of the road will also act as a traffic calming measure.

The north of the square will be slabbed in natural stone with flush granite kerbs. Trees will be planted to the east and west side of this section and plinths will be formed to the upper section to allow public art to be displayed. Vehicular access will still be taken around the perimeter of the square for the church and the various businesses.

To the north of the square, part of the area will be slabbed as with the top section, but a large amount to the east and west of this section will be grassed and landscaped. Some trees will also be planted to the east and west section. Within the whole square, new lampposts, bollards, benches and other street furniture will be sited.

C. Built Environment

Immediately adjacent to the site lie a number of listed buildings, namely the West Kirk at 27 Colquhoun Square, flats at 19 – 25 Colquhoun Square, the Bank of Scotland and the Post Office building. Within the square the Celtic Cross is listed. The Celtic Cross will remain in situ and is not to be relocated and its setting will therefore not be affected. It is not considered that the proposed works will affect the setting of the listed buildings adjacent to the square. The works will open up the square giving more room for pedestrians to roam and as such will give better views to the listed buildings. No structures will be erected on the square and high quality materials will be used to enhance the square itself, in turn enhancing the setting of the listed buildings and the listed monuments.

D. Road Network, Parking and Associated Transport Matters.

The CHORD project has been through various consultations with the Council's Roads Department and as such the Area Roads Manager has no objections to the proposal. The changes made to the road layout have taken into consideration access needs for the local church and businesses and well as that of pedestrian safety. A shared surface will be used which will encourage drivers to be more vigilant with a one way system being put in place to the north side of the square. These measures form part of a wider traffic management plan set in place for Helensburgh Town Centre and the Esplanade, most of which is not included within this application, as it constitutes 'permitted development' not requiring to be the subject of a planning application.

E. Conclusion.

It is considered that the proposed development is acceptable and accords with Local Plan Policies. Reducing the amount of traffic flow within the square and the creation of event space and the general regeneration of the area will enhance the character and appearance of the area, which is in accordance with Policies LP ENV 1, LP ENV 19 and Appendix A of the Argyll & Bute Local Plan. The enhancement of the square will positively contribute to the setting of the adjacent listed buildings and the monuments within the square and as such is in accordance with Policy LP ENV 13(a) of the Argyll & Bute Local Plan. The formation of spaces for public art, events and the pedestrianisation of most of the square will allow for an informal space used for residents and visitors alike. This is hoped to facilitate events and provide an attractive town centre which would help to boost tourism and trade in the area and as such is in accordance with Policy LP TOUR 1 of the Argyll & Bute Local Plan.