

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: 12/01113/PP
Planning Hierarchy: Local application.
Applicant: Argyll and Bute Council
Proposal: Change of use and alterations from restaurant/bar to multi-function area including use for licensed functions, fitness suite, offices and meeting room (retrospective).
Site Address: The View, Queen's Hall, Argyll Street, Dunoon, Argyll

DECISION ROUTE

(i) Local Government (Scotland) Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Change of use and alterations from restaurant/bar to multi-function area including use for licensed functions, fitness suite, offices and meeting room (retrospective).

(ii) Other specified operations

- Internal alterations and upgrading.
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(B) RECOMMENDATION:

It is recommended that Planning Permission be granted subject to the conditions, reasons and advisory notes set out below.

(C) HISTORY:

The Queen's Hall was opened in 1958. The View and previously the Olympian bar have been run by lessees since its inception in 1991. Previous to that it was the Windsor Tea Room run by the Council and sometimes used as a function bar area.

91/00167 Partial change of use - leisure hall to crèche granted 26 March 1991;
91/00168 Partial change of use - leisure hall to licensed cafe granted 24 April 1991;
91/00243 Internal alterations and alterations to windows granted 4 April 1991;
01/00996/ADV Ian Fleming Olympian, erection of signs, granted 9 August 2001;

(D) CONSULTATIONS:

Area Roads Manager (response dated 3 July 2012): No objections. Proposed changes should not generate any intensification in vehicular movements. Surrounding area has both on-street and off-street parking nearby.

Public Protection (response dated 11 July 2012): No objection. The applicant should be advised to contact Public Protection to discuss potential issues related to any noise transmission to premises below from persons exercising and the use of amplified music.

(E) PUBLICITY: Regulation 20(1) Advert (published 6 July 2012, expiry date 27 July 2012).

(F) REPRESENTATIONS:

No letters of representation have been received.

(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 e.g. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** No
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(H) PLANNING OBLIGATIONS

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

Policy STRAT DC1 – Development within Settlements

Argyll and Bute Local Plan

Policy LP ENV19 - Development Setting, Layout and Design including Appendix A Sustainable Siting and Design Principles;
Policy LP REC1 – Sport, Leisure and Recreation;
Policy LP TRAN 6 – Vehicle Parking Provision;

- (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.** None.

(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 - the Council own and run the Queen's Hall.

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

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

In the Argyll and Bute Local Plan, the application site is located in the main town settlement of Dunoon within the Main Town Centre.

The proposal is for the conversion of a restaurant/bar to a multi function area as part of the Queen's Hall complex. The restaurant/bar was previously separated from the Queen's Hall around 1991 but has been vacant recently and now to be used for a number of functions within Queen's Hall. The proposal involves only minor internal alterations in respect of creating a locked door link from the first floor of the main building. The bar and backroom area will remain as existing. The proposal is now retrospective as part of the former restaurant area is now being used for leisure purposes and the new door has been formed.

The proposal to reunite this part of the building with the main Queen's Hall building is considered acceptable and consistent with policies LP ENV 19, LP REC 1 and LP TRAN 6 of the Argyll and Bute Local Plan.

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

(R) Reasons why Planning Permission should be granted

The proposal to bring the restaurant/bar back within the main operation of the Queen's Hall building as a multi-function space raises no land use, amenity or design issues.

The permission has been granted having regard to policies LP ENV 19, LP REC 1 and LP TRAN 6 of the Argyll and Bute Local Plan and there are no material considerations which would justify refusal of permission.

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

n/a

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

Author of Report: Brian Close

Date: 6th July 2012

Reviewing Officer: David Eaglesham

Date: 9th July 2012

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/01113/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 16 May 2012 and the approved drawing reference numbers: Location Plan and Site Plan AL(00)001 and AL(00)001 Proposed Plan Accompanying Licence Application, unless the prior written approval of the planning authority is obtained 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.

NOTES TO APPLICANT RELATIVE TO APPLICATION 12/01113/PP

- 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.
- The operator of the premises should contact the Council's environmental health officers to discuss the implications of potential noise transmission to premises below as a consequence of persons exercising and the use of amplified music. Contact Jim Rennie 01369 707125.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 12/01113/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

In the Argyll and Bute Local Plan, the premises are located in the settlement zone of Dunoon within the Main Town Centre and within AFA 2/1 Dunoon Town Centre / Waterfront / West Bay where town centre and environmental enhancement is encouraged. Policy STRAT DC 1 of the Argyll and Bute Structure Plan supports development in the main towns serving a wide community of interest. Policy LP ENV 1 of the Argyll and Bute Local Plan sets out general safeguarding criteria for all development.

As the proposal is to bring part of the original Queen's Hall building back within the main operation as a multi-functional space with only minor internal alterations, the proposed development is acceptable in terms of settlement strategy and land use.

Accordingly, the proposal would be consistent with policy STRAT DC 1 of the Argyll and Bute Structure Plan and policy LP ENV 1 of the Argyll and Bute Local Plan.

B. Location, Nature and Design of Proposed Development

The property is the former View restaurant/bar located on the first floor of the Argyll Street frontage of the Queen's Hall. The application premises are contained within the flat roof glazed section of the building which has a restaurant and shops on the ground floor. The restaurant previously had independent access from the front of the Queens Hall in addition to a fire escape into the Queens Hall at first floor level.

It is proposed to change this area to accommodate multi-functional use which will include occasional licensed functions, fitness suite, offices and meeting room.

The proposal involves only minor internal alterations. The bar and backroom area will remain as existing. The proposal is now retrospective as part of the former restaurant area is now being used for leisure purposes and the new door has been formed.

The proposal to reunite this part of the Queens Hall building raises no amenity or operational issues and is considered to be acceptable. No external alterations are proposed therefore no impact on the adjacent Dunoon Conservation Area.

Having due regard to the Development Plan and all other material considerations and on the basis of the above, the proposal is considered to be acceptable.

It is considered that the proposed development is acceptable in use and layout and would not have any visual impact, consistent with Policies LP ENV 19 and REC 1 of the Argyll and Bute Local Plan.

C. Road Network, Parking and Associated Transport Matters

The premises are located within Dunoon Main Town Centre, which in terms of Policy LP TRAN 6 of the Argyll and Bute Local Plan does not require to provide off-street car parking under Zero Parking Provision as the proposal is considered to be small scale (i.e. 500m² gross floorspace). Roads have no objection to the proposal and comment

that the proposed changes should not generate any intensification in vehicular movements. The surrounding area has both on-street and off-street parking facilities nearby.

On the basis of the above, the proposal is considered consistent with Policy LP TRAN 6 of the Argyll and Bute Local Plan.