

Report

Report to:	Planning Committee
Date of Meeting:	23 March 2021
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	P/20/1838
Planning proposal:	Change of use from public house to retail unit and external alterations to existing building

1 Summary application information

Application type: Detailed planning application

Applicant: GHSL Limited
 Location: The Old Original Bar
 285 Glasgow Road
 Blantyre
 Glasgow
 South Lanarkshire
 G72 9HJ

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

(1) Grant detailed planning permission.

2.2 Other actions/notes

(1) The Planning Committee has delegated powers to determine this application.

3 Other information

- ◆ Applicant's Agent: Sandy McAllister
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 Policy 2 - Climate Change
 Policy 4 - Development Management and Place Making
 Policy 6 - General Urban Area/Settlements

**Proposed South Lanarkshire Local
Development Plan 2**
Policy 2 - Climate Change
Policy 3 - General Urban Areas
Policy 5 - Development Management and Place
Making

- ◆ **Representation(s):**
 - ▶ 61 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 1 Comment Letter

- ◆ **Consultation(s):**
 - None

Planning Application Report

1 Application Site

- 1.1 The planning application site relates to a traditional two storey building which is situated on a prominent corner location between Glasgow Road and Stonefield Road, Blantyre. The site comprises the ground floor of the existing sandstone property, which was constructed in 1903.
- 1.2 The site is situated within the general urban area, within close proximity to Blantyre town centre.
- 1.3 The site relates to the ground floor of the building, with the upper level of the property being occupied by residential units. The site is enclosed to the north by Glasgow Road (A724), a busy main route through Blantyre and further by St Joseph's Church. The site is bound to the east by Stonefield Road and further by residential accommodation. In addition, the site is bound to the south by an area of garden ground and is enclosed by adjacent existing commercial premises at ground floor level and residential units at first floor level. To the west, the site is enclosed by the access area to the flatted residential units and the garden ground associated with those properties.
- 1.4 The applicant has submitted information (letter dated 5 February 2021) which identifies that the existing unit has been marketed for re-occupation since January 2019 as the public house was considered to be an 'under performing asset.' The correspondence establishes that within the last two years there have been nine viewings of the property. However, the unit was not progressed by any of the parties as a public house as it was considered that there was no financial future in such a use at the site. Subsequently, the letter identifies that the only interest has been for a change of use of the unit.

2 Proposal(s)

- 2.1 The applicant seeks detailed planning consent for the change of use from a public house to a retail unit and associated external alterations to the existing building at The Old Original Bar, 285 Glasgow Road, Blantyre.
- 2.2 The proposal is for the unit to accommodate a Class 1 retail use which will include the sale of fresh cold food, such as sandwiches, and a dessert bar for consumption off the premises. The proposed development will accommodate a retail area, 'back of house' area, manager's office, staff area and toilet facilities. The proposed external alterations include the replacement of the existing main access door to the retail unit and the existing windows with an aluminium powder coated framed glazing system. In addition, the proposal includes the closure of two of the entrances to the existing public house.

3 Background

3.1 Local Plan Status

- 3.1.1 The determining issues in the consideration of this application are its compliance with the adopted South Lanarkshire Local Development Plan and its impact on residential amenity and the visual impact on the streetscape. In addition, the proposed South Lanarkshire Local Development Plan 2 (SLLDP2) (Volumes 1 and 2) and Supporting Planning Guidance are now a significant material consideration in the determination of planning applications.
- 3.1.2 On 17 August 2020 the Directorate for Planning and Environmental Appeals issued its report of the Examination of SLLDP2 and a number of modifications to the Plan were recommended. At the Planning Committee on 1 December 2020 members agreed to

the approval of all of the modifications, the publication and public deposit of the Plan (as modified) and the submission of the Plan to Scottish Ministers. For the purposes of determining planning applications the Council will, therefore, assess these against the policies contained within the adopted South Lanarkshire Local Plan and those within the proposed South Lanarkshire Local Development Plan. As SLLDP2 is now approved for adoption, when considering planning applications, greater weight should be given to the policies and guidance contained in this Plan.

- 3.1.3 The planning application site is designated as part of the general urban area in both the adopted and proposed Local Development Plan. The site is affected by Policy 2 'Climate Change,' Policy 4 'Development Management and Place Making' and Policy 6 'General Urban Area/Settlements,' of the adopted Local Development Plan. In addition, Policy 2 'Climate Change,' Policy 3 'General Urban Areas' and Policy 5 'Development Management and Place Making' of the proposed Local Development Plan are also relevant to the assessment of this planning application.

3.2 **Relevant Government Advice/Policy**

- 3.2.1 Given the nature and scale of the proposal there is no specific Government guidance directly relevant to the proposed development.

3.3 **Planning Background**

- 3.3.1 There is no recent planning history relative to this planning application site.

4 **Consultation(s)**

- 4.1 There were no consultations undertaken in relation to the submitted planning application.

5 **Representation(s)**

- 5.1 Statutory neighbour notification was undertaken in respect of the proposal and following this publicity, 61 letters of representation and 1 letter of comment were received in relation to the application. The grounds of objection are summarised below:-

- a) **This establishment is a big part of our local community, especially for older generations, and the loss of the pub will be devastating.**

Response: It is noted that the public house plays an important role for the local community. However, it is well established that the use of a site is determined by market forces and the agent has identified that the public house is commercially unviable in the longer term and an alternative use has been sought.

- b) **There are already enough shops in the Blantyre area and a change of use would be welcomed if the proposal was for a café.**

Response: The submission of a planning application for a retail unit rather than a café at the site is outwith the control of the Planning Service. The planning system does not regulate the supply and demand for a proposed use, however, as an application has been submitted for a retail use the Planning Service is required to assess and determine the proposal.

- c) **The submission of this application is disappointing.**

Response: Noted.

- d) **This building has historic value as a pub and is part of the history of Blantyre.**

Response: It is noted that the proposal relates to a change to the existing public house use. However, importantly, the existing building will be retained and the proposal only relates to very minor external alterations to the property. In future there is the option for the property to be utilised again as a public house or an alternative use, subject to the relevant consents and appropriate demand.

e) Concern about the loss of jobs for those who work in the public house.

Response: Whilst any loss of jobs is regrettable, this matter is an issue which is outwith the remit of the Planning Service in the assessment of the planning application.

f) Concern regarding the parking associated with the retail use as the unit is situated at a very busy junction.

Response: There is no parking provision associated with the site, however, there is off-street parking available near-by in an established car park which is accessed via Stonefield Road.

g) Too many public houses are disappearing from our towns.

Response: Noted.

h) A retail unit at this location will increase the traffic in an already busy area.

Response: It is noted that this site is situated at a busy junction. However, the property is located in close proximity to the designated Blantyre town centre and established residential development. It is anticipated that most users of the proposed retail use would walk, rather than drive, to the unit and, therefore, it is considered that any potential increase in traffic would be minimal.

i) This building should be listed and the pub gantry is an original feature which should be protected for future generations.

Response: The property is not currently a designated Listed Building and, therefore, the proposed development cannot be assessed within this context. Without the protection of Listed Building status the future of any internal original features are for the owner to determine.

j) There is a petition on Facebook regarding this application and 177 people have objected.

Response: Noted.

5.2 These letters are available for inspection on the planning portal.

6 Assessment and Conclusions

6.1 The applicant seeks detailed planning consent for the change of use from a public house to a retail unit and external alterations to the existing building at The Old Original Bar, 285 Glasgow Road, Blantyre.

6.2 The determining issues in the consideration of this application are its compliance with the adopted and proposed Local Development Plan policies and its impact on residential amenity and the visual impact on the streetscape.

6.3 With regards to Government guidance and advice, as detailed in section 3.2, it is considered that there are no significant issues raised by the proposal in this regard.

6.4 In terms of Local Plan policy, the site is affected by Policy 2 of both the adopted Local Development Plan and the emerging Local Development Plan. These policies seek to minimise and mitigate against the effects of climate change. The proposed

development relates to the re-use of an existing property, which is highly assessable, and is located within an established urban area. Therefore, it is considered that the proposal accords with the provisions of Policy 2 of both the adopted and emerging Local Development Plan.

- 6.5 The site is affected by Policy 6 of the adopted Local Development Plan and Policy 3 of the emerging Local Development Plan. These policies establish that within general urban areas residential developments, and those of an ancillary nature, may be considered acceptable provided that they do not have a significant adverse impact on the amenity and character of the area. It is generally acknowledged that land uses such as retail units are acceptable within residential areas. Therefore, it is considered that the proposed development does not raise any issues within the context of Policy 6 of the adopted Local Development Plan and Policy 3 of the emerging Local Development Plan.
- 6.6 Policy 4 of the adopted Local Development Plan and Policy 5 of the emerging Local Development Plan identify that all development proposals will require to take account of and be integrated with the local context and built form. The proposed alterations to the property are such that it is considered that the development will not result in a significant material impact on the streetscape or any nearby properties. Therefore, the proposal raises no issues within the context of Policy 4 of the adopted Local Development Plan and Policy 5 of the emerging Local Development Plan.
- 6.7 The issues raised by the third party representations received are not, in this instance, significant enough in terms of substance or weight to warrant the refusal of the proposal.
- 6.8 In conclusion, the public house at the site has historically played a role within the Blantyre community, however, the agent has advised that the existing use is considered unviable in the longer term. Subsequently, the proposal would ensure the occupation of the existing building for a retail use, in close proximity to Blantyre town centre. The proposed retail use and associated external alterations are acceptable at this location and will not detract from the amenity of the surrounding area. The proposals comply with the relevant policies contained in both the adopted and proposed Local Development Plans. Consequently, it is recommended that planning consent is granted.

7 Reasons for Decision

- 7.1 The proposal will not result in a significant adverse impact on the residential or visual amenity and the proposal raises no issues within the context of Policies 2, 4 and 6 of the adopted South Lanarkshire Local Development Plan. In addition, the proposal raises no issues within the context of Policies 2, 3 and 5 of the proposed Local Development Plan 2. There are no other material considerations which would justify the refusal of planning permission.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

12 March 2021

Previous References

- ◆ None

List of Background Papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter, dated 6 January 2021
- ▶ Design and Access Statement, prepared by Agent, received 5 January 2021
- ▶ Letter, prepared by Agent, dated 5 February 2021

- ▶ Consultations
 - None

- ▶ Representations

	Dated:
Mr John McMillan, 91 Buller Crescent, Blantyre, G72 9JF	11.01.2021
Mrs Irene Stewart, 78 Estate Rd, Carmyle, Glasgow, G32 8BU	12.01.2021
Miss Nicola Roagan, 18 Victoria Street et, Blantyre, G72 0EA	11.01.2021
Mr Jamie Duffy, 495 Glasgow Road, Blantyre, Glasgow, G72 9HP	17.01.2021
Ms Angela Magowan, 34 Boswell Dr, Blantyre, Glasgow, G72 0BL	10.01.2021
Miss Stephanie Barclay, 1114, Blantyre, G72 0EF	11.01.2021
Mr Barry Bryson, 67 Waverley Terrace, High Blantyre, Glasgow, G72 0HW	10.01.2021
Mrs Gillian Kelly, 7 Dechmont Gardens, Blantyre, G72 9LP	10.01.2021
Mr William Kelly, 7 Dechmont Gardens, Blantyre, Glasgow, G72 9LP	10.01.2021
Mrs Mary Smith, 7 Berkley Drive, Blantyre, G72 9ET	10.01.2021
Mr John Wales, 59, Heaton terrace, North shields, NE29 7HG	11.01.2021
Mr Charlie McGuigan, 47 Heathcliffe Ave, Blantyre, G72 9ER	10.01.2021
Mr James Gebbie, 123 Dalcraig Crescent, Blantyre, Glasgow, G72 9LZ	10.01.2021
Mr Alan Anderson, 14 Dalcraig Crescent, Blantyre, Glasgow, G72 9LW	17.01.2021
Miss Caron Shiels, 21 Acredyke Crescent Glasgow, Glasgow, G21 3QJ	10.01.2021
Ms Kirsty Hartley, 3 Coldstream Street, Blantyre, Glasgow, G72 0SR	10.01.2021

Mr Robert MacGregor, Stonefield Crescent, Blantyre, Glasgow, G72 9TF	02.02.2021
Mr James Thomson, 6 Strachan Place, Blantyre, G72 0TD	11.01.2021
Mrs Ann Watson, 44 Fernslea Ave, Blantyre, G72 9PW	13.01.2021
Mr Robert Smith, 124, Broompark Road, BLANTYRE, G72 9RN	10.01.2021
Mr James Clark, 46 Poplar Place, Blantyre, Glasgow, G72 9QB	11.01.2021
Mr Gregor Lamberton, 1114, Blantyre, G72 0EF	11.01.2021
Miss Lisa McSkimming, 1 Morris Crescent, Blantyre, G72 0BY	10.01.2021
Mr Owen Davidson, 106 Roseberry Place, Hamilton, Glasgow, ML3 9EN	12.01.2021
Miss FalCarrágh O' Donnell, 21 Acredyke Crescent, Glasgow, G21 3QJ	10.01.2021
Mr Stevie Park, 19, Morven Avenue, Blantyre, G72 9EH	10.01.2021
Miss Lauren Mcdermott, 106, Roseberry Place, Hamilton, ML3 9EN	10.01.2021
Mr Ben McMaster, 16 Walnut Close, East Kilbride, G75 9EY	10.01.2021
Mrs Bridget Shiels, 27 Acredyke Crescent, Glasgow, G21 3QJ	15.01.2021
Mr Paul Houston, 10 Sandhead Terrace, Blantyre, G72 0JH	16.01.2021
Mr Alan Anderson, 14 Dalcraig Crescent, Blantyre, Glasgow, G72 9LW	17.01.2021
Miss Erin Traynor, 27 Lamont Road, Glasgow, G21 3PN	10.01.2021
Miss Amanda Skelton, 1 Morris Crescent, Blantyre, G72 0	10.01.2021
Mr Gerry Skelton Skelton, 1 Morris Crescent, Blantyre, G72 0BY	10.01.2021
Mrs Patricia Mckay, 17 Belvoir Place, Blantyre, G72 9DP	10.01.2021
Mr John Mckay, 17 Belvoir Place, Blantyre, G72 9DP	10.01.2021
Mrs Geraldine Mccalkister, 1 Morris Crescent, Blantyre, G72 0BY	11.01.2021
Miss Rhianna Murray, 5 Wallace Wynd, Kirkmuirhill, ML11 9PF	11.01.2021

Mr Michael O'Shea, 33 Kippford Terrace, Fernhill, Glasgow, G73 4FL	15.01.2021
Mr Frank Allan, 27 Broompark Road, Blantyre, G72 0NP	16.01.2021
Mr Kenneth Thomson, 6 Anford Place, Blantyre, G72 0NR	09.01.2021
Kenny Thomson, By Email	02.02.2021
Miss Michelle McGrane, 9 Strathmore Avenue Blantyre, Glasgow, G72 9JZ	10.01.2021
Mrs Ashley McNally, 122 Fir Drive, Eastkilbride, G75 9HB	10.01.2021
Mrs Agnes Neilson, 27 Broompark Road, Blantyre, G72 0NP	16.01.2021
Mr Nathan Cornish, 34 Holmswood Avenue, Blantyre, G72 9EL	27.01.2021
Mr Gary Skelton, 1 Morris Crescent, Blantyre, G72 0BY	10.01.2021
Mrs Geraldine Skelton, 1 Morris Crescent, Blantyre, G72 0BY	10.01.2021
Miss Laine Fitzgerald, 41 Millands Avenue, Blantyre, G72 9JA	10.01.2021
Mrs Elaine Oneil, 109 Hillview Drive, Blantyre, G729JE	10.01.2021
Mrs Joanne Swan, 30 Acredyke Crescent, Balornock, Glasgow, G21 3QH	10.01.2021
Miss Angela Gearing, 39 Victoria street, Blantyre, G72 0BT	10.01.2021
Miss Caron Shiels, 21 Acredyke Crescent Glasgow G21 3QJ	11.01.2021
Mr D McCalliater, 19 Victoria Street, Blantyre, G72 0BY	11.01.2021
Mr James Watson, 44 Fernslea Avenue, Blantyre, Glasgow, G72 9PW	11.01.2021
Mr Wilma Kane, 30 John Street, Blantyre, G72 0YS	23.02.2021
Mr Robert MacGregor, 43 Stonefield Crescent, Blantyre, G72 9TF	15.02.2021
Mr Charlie Palamer, 4 Kinoule Place, Blantyre, G72 9HJ	23.02.2021
Kenny Thomson, Sent By Email	19.02.2021
Mr Charlie McGuigan, 47 Heathcliff Avenue, Blantyre, G72 4ER	23.02.2021
Miss Caron Shields, 21 Acredyke Crescent, Glasgow, G21 3QJ	08.03.2021

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

Gail Neely, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455932

Email: gail.neely@southlanarkshire.gov.uk

Detailed planning application

Paper apart – Application number: P/20/1838

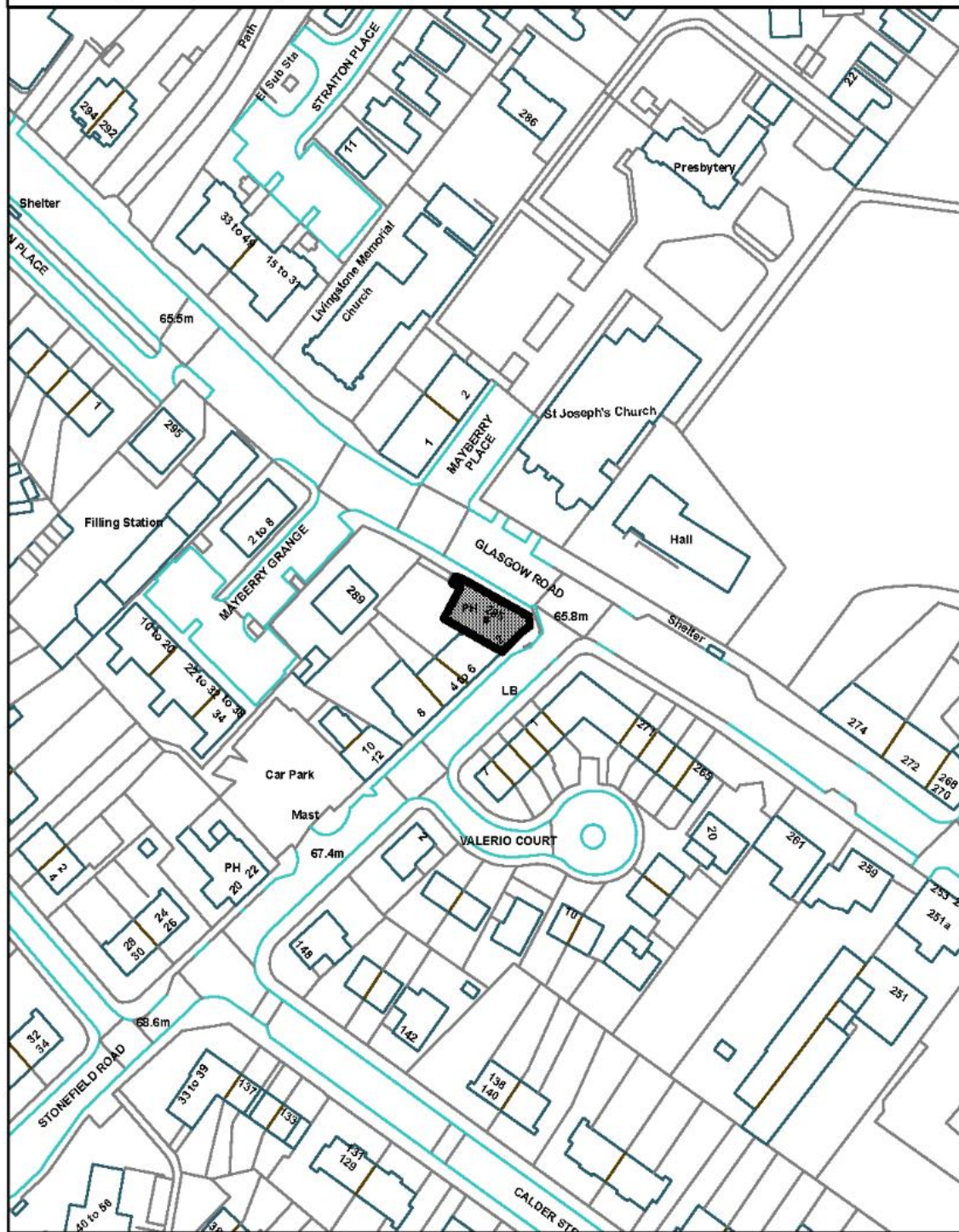
Conditions and reasons

01. No conditions to be attached.

Reason: Planning permission is granted unconditionally.

P/20/1838

The Old Original Bar, 285 Glasgow Road, Blantyre



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Scale:
1:1,250
Date:
26/02/2021



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development