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PLANNING STATEMENT

29.7.2021

38 PAISLEY ROAD WEST, GLASGOW

**APPLICATION FOR CHANGE OF USE FROM OFFICE (CLASS 2) TO HOT FOOD TAKEAWAY (SUI
GENERIS) AND ERECTION OF EXTRACT FLUE AT REAR**

01 Background

The property at 38 Paisley Road West is one of a group of single storey premises which once would have been the ground floor of tenement properties which have long since been demolished. They are sandwiched on one side between the “Angel Building” on the corner and on the other by a relatively recent residential development. The property was previously occupied by a small local office but is now vacant and has been so for some time. The area has a high level of vacant units which contributes to the slightly depressed streetscape. The situation has been greatly aggravated by the pandemic which it is likely will result in increased levels of vacancies.

02 Proposal

The proposed development will see this vacant property transformed into a hot food takeaway. Access will continue to be via the existing doorway direct from Paisley Road West. This will lead into the customer area which will be separated from the kitchens by a full width bar/servery. Behind the servery will be the kitchen, behind which, will be the food preparation area and storage. There will also be a dedicated waste/refuse recycling point within the premises where refuse will be stored until placed outside on Paisley Road West for uplift by the appointed contractor at the appointed time.

Externally the only change to the building will be the erection of an extraction flue from the kitchen while will be penetrate through the rear pitch. This will be fixed to the property with vibration proof fastening which will eliminate all noises caused by vibrations as well as protect the fabric of the

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building. The extract flue will be constructed to industry standard and terminate one metre above the eaves as required by the legislation. It can be finished in a selected paint finish if desired. It is anticipated that the operating hours will be Sunday to Thursday 10am-11pm and Friday and Saturday 10am-12midnight.

03 Assessment against Policy:

In determining an application the local authority are required to assess it in the context of the latest approved and adopted local development plan which in this case is Glasgow Local Development Plan 2017. Within that plan is a wealth of guidance and directions which lay the basis for all developments within the area and establishing the aims and objectives of the plan. In essence the policy guidance is split into two broad themes, those which are over arching and broad brush and provide the backdrop within which other policies are set, and those which offer more detailed guidance and direction on a range of more specific topics.

In the context of the proposed development the following policy guidance is considered to be relevant:

Policy CDP1-The Placemaking Principle

Policy CDP4- Network of Centres

SG4- Network of Centres

SG11-Sustainable Transport

In the main the most pertinent policies and guidance relevant to this proposal, are those which relate to the location and operation of food outlets and the impact that these uses can have on the environment.

In this respect the following sub sections within **SG4 Network of Centres**, are particularly relevant

- a) **Assessment Guideline 4**: Proposed Non-Retail Uses within Major Town Centres
- b) **Assessment Guideline 10**:Food Drink and Entertainment Uses
- c) **Assessment Guideline 12**: Treatment and Disposal of Cooking/Heating Fumes
- d) **Assessment Guideline 13** -Parking and Servicing Requirements
- e) **Assessment Guideline 14**: Waste Management and Disposal

CDP1-The Placemaking Principle-As stated above the policy compendium is split into broad policies and more specific policies. Policy CDP1 aims to improve the quality of development taking place in the city by promoting a design-led approach. This policy must be considered in respect of all development proposals to help achieve the key aims of the City Development Plan.

Developments should seek to:

- a) achieve good design,
- b) help to make the city an appealing place to work live and visit,
- c) respect the environment by responding to its qualities and character,

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- d) provide high quality amenity to existing and new residents of the city, and ,
- e) ensure that new activities do not introduce unacceptable noises or nuisance

Response:

The proposed use of the premises as a hot food takeaway is a use that would generally be considered compatible within a major town centre. Subject to the appropriate measures to address noise, cooking fumes and refuse ,such uses can make a positive contribution to the appeal and enjoyment of the town centre and thus contribute to the aim of the policy.

CDP4- Network of Centres-Aims to ensure that all of Glasgow's residents and visitors have good access to a range of centres which are vibrant, multi-functional, and sustainable destinations providing a range of goods and services appropriate to the expectations of the population being served. The policy also recognises that a town centre is more than simply a place to shop, that for a town centre to survive and prosper it must offer a range of other services including entertainment, leisure, local offices, wining and dining etc. It is the rich mix of these uses which makes the town centre experience enjoyable and entertaining.

To ensure that these objectives and aspirations are met a series of Supplementary Guides-Assessment Guidelines are included within the plan. These are, as referred to above,

Assessment Guideline 4 - Non-retail uses within town centres

This guidance seeks to ensure that the primacy of retail is maintained while accepting that other non-retail uses are essential if the town centre is to be vibrant and welcoming

Assessment Guideline 10 - Food drink and entertainment uses

While accepting that such uses have a valid and valuable role to play in the town centre it is accepted that they can be problematic and generate conditions which can impact on the amenity of the area and to this extent they need to be controlled and managed to ensure that they do not become a disamenity

Assessment Guideline 12 - Treatment and disposal of cooking/heating fumes

Further to the above the impact of food and drink uses is most often experienced by the odours and smells which are a by-product of the foodstuffs being prepared. It is important therefore that smells, odours and noise must be controlled.

Assessment Guideline 13 - Parking and Servicing Requirements

In assessing any development it is important to establish that issues involving parking, servicing and access are properly considered and addressed.

Assessment Guideline 14 - Waste management and disposal.

As with the above the production of foodstuffs can generate a volume of refuse materials which by virtue of the products involved can be hazardous in terms of health and safety. It is essential that such refuse must be stored and disposed of in the most effective way to avoid major problems.

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Taking each in turn we would offer the following:

Assessment Guideline 4-

This guidance seeks to ensure that retail remains the prime use while accepting that a successful town centre has to include a range of ancillary goods and services which all contribute to the town centre experience.

Response:

In the case of this application the site is within a street block bounded by on one side an unnamed lane and on the other Toll Lane which separate this group of single storey properties from the "Angel Building". The group comprises 6 units two of which are vacant including the application site, which was previously a local office. (class 2)

Accordingly the change of use of this class 2 unit to a hot food takeaway use will not result in any additional loss of class 1 retail, which will continue to be nearly 70%.

Assessment Guideline 10- This guidance seeks to ensure that such uses can be accommodated without any negative impact on the surrounding area and to this end, no more than 20% of the number of units in a street block frontage should be in uses as a hot food shop.

Response:

As indicated above this street block contains 6 units of which currently none are in any form of food use. The application site will be the only unit in such a use and will represent only 16% of the total units, well within the limit of 20%.

Assessment Guideline 12- It is accepted that while we all enjoy hot food carry outs and dining in restaurants, unless properly managed they can be the subject of problems with odours and smells.

Response:

The proposed development includes a full specification for the proposed extraction system which will ensure that all troublesome odours, smells and noise are effectively dealt with and will have no impact on the local amenity.

Assessment Guideline 13- The ability to access and service a development is important.

Response:

To this end the proposed development has on street parking available as well as on-street servicing which is the norm along the length of the road. Paisley Road West is also a major bus route so accessibility is not an issue

Assessment Guideline 14- Fundamental to the proper running of any food outlet is the proper storage and management of refuse, particularly as it will invariably include foodstuffs.

Response

The proposed development makes provision for the storage of all waste materials within a designated store within the property. The refuse will only be placed outside for uplift at the appointed time by the appointed contractor, so problems with bins being left on the footpath will not arise.

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SG11- Sustainable Transport – As per 13 above it is important to ensure that any new development does not adversely impact on existing road networks, parking and servicing arrangements. It is also important to consider access to means of transport to and from the development.

Response:

The site is located within a town centre within an existing street block of commercial units, none of which have dedicated parking provision. It is however well served with bus services. We do not believe that this proposed new use would have a negative impact on the existing services.

From all of the above, it is apparent that the proposed change of use can be accommodated within the policy guidance of the local development plan with no adverse impact on the area.

04 Summary:

The proposed change of use of this vacant office unit into a hot food takeaway will see a new eating experience introduced into the street. The new use will help to animate the streetscape and in the evenings and in the dark winter months the splay of light from the large window will illuminate the footpath and contribute to the sense of safety and security which is essential if the night time economy is to be fostered. The new takeaway will complement other establishments in the area and contribute to the areas appeal for both residents and visitors alike.

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