

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE – 18
June 2013**

Agenda Item	6.14
Report No	PLN/071/13

**13/01784/FUL : The Highland Council Education Culture & Sport
51 Princes St., Thurso, Caithness KW14 7AB**

Report by Area Planning Manager

SUMMARY

Description: Change of use from Class 2 (Office) to Class 10 (Library)

Recommendation: GRANT

Ward: 02 - Thurso

Development category: Local Development

Pre-determination hearing: No

Reason referred to Committee: Council Application.

1. PROPOSAL

- 1.1 The proposal is for the change of use of the property at 51 Princes Street, currently office space, (as formerly occupied by “Scott Wilson”) to form a public library. No external alterations are proposed to the building.

2. SITE DESCRIPTION

- 2.1 51 Princes Street is a substantial stone built property located on the corner of Princes Street and Robertson’s Lane. Princes Street is an arterial route within Thurso. The building is situated to the North of the existing Library, approximately 150m or a two minute walk via Sinclair St. and Robertson’s Lane. The building is not subject to Listing although is within Thurso Conservation Area.

3. PLANNING HISTORY

- 3.1 **99/00087/COUCA** Change of use from commercial premises to flat. Consented 21.05.1999
- 3.2 **01/00408/COUCA** Change of use of former hydro showroom to office suite. Consented 16.01.2002
- 3.3 **08/00201/ADVCA** Installation of fascia sign board. Consented 25.06.2008

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Neighbour Notification
Representation deadline: 07.06.13
Timeous representations: 1
Late representations: None

Material considerations raised are summarised as follows:

- Congestion and parking issues on Prince's Street and attendant Lanes in the vicinity of 51 Princes Street.

It is recognised that there will be additional parking pressure in the vicinity of 51 Prince's Street, through consultation with TECS Roads this is considered as manageable mindful of the expected temporary nature of the use of this building to house Thurso Library. The situation will be subject to monitoring with any unlawful parking being a Policing matter.

- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **TECS Roads** : No objection. Designated parking would typically be sought for a development of this nature however the location, temporary use of the building and existing situation with the current library provision does not warrant additional parking on this occasion. This comment is made based on the premise that demand is unchanged from the current nearby library and that whilst there may be a shift towards additional parking on Princes Street this is not considered to be a significant concern. A condition to reflect the temporary nature of this development has been attached to enable the Planning Authority to reassess the impact of the development after a given period of time.
- 5.2 **Historic Environment Team** : Did not wish to be formally consulted as no impacts to the historic fabric of the Thurso Conservation area will result from this proposal.
- 5.3 **Caithness Disability Access Panel** : No response at time of writing however if a response is received comment shall be made at Committee.

6. POLICY

- 6.1 The proposed development complies with Development Plan policy. There are no policy implications arising from this proposal.

7. PLANNING APPRAISAL

7.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 This use of 51 Princes St. to house Thurso Library is a temporary expedient to allow for the renovation of the B Listed Miller Institution Building, which until recently has housed Thurso Library. The current use of a mobile library bus as an interim measure is cited as inadequate as this measure was to cover a period of short term works to the building, involving planned asbestos removal. In the course of these works significant structural defects were uncovered which dictate that the building will be closed for some months, noted by the applicant as not less than a year.

This is a straightforward application involving a minor development and is referred to Committee because it is a development in which the Council has an interest. There are no policy implications, however a single third party comment has been received with regards parking and congestion which has been considered through consultation with the Roads Authority There are no technical or consultee objections.

7.3 The proposal is therefore recommended for grant of planning permission.

8. CONCLUSION

8.1 The proposal accords with policy and provides necessary temporary Library accommodation/facilities.

RECOMMENDATION

Action required before decision issued N

Subject to the above, it is recommended the application be **Granted** subject to the following condition and notes to applicant :

1. Planning permission is hereby granted for a temporary period only and shall cease to have effect on 1st July 2015 (the 'cessation date'). Prior to the cessation date, the application site shall be cleared of all development approved under the terms of this permission (including any subsequent ancillary works, infrastructure, fixtures, fittings and any temporary developments permitted under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended)) and reinstated as an office to be approved in writing by the Planning Authority.

Reason : In recognition of the temporary nature of the proposed development, to enable the Planning Authority to reassess the impact of the development after a given period of time and secure removal and restoration.

Note to Applicant

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any preconditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature: Dafydd Jones
Designation: Area Planning & Building Standards Manager
Caithness, Sutherland and Easter Ross
Case Officer: David Barclay
Background Papers: Highland Structure Plan, Local Plan
Relevant Plans: Plan 1 – 000001 Location Plan
Plan 2 – 000003 Floor Plan



The Highland Council
Comhairle na Gàidhealtachd

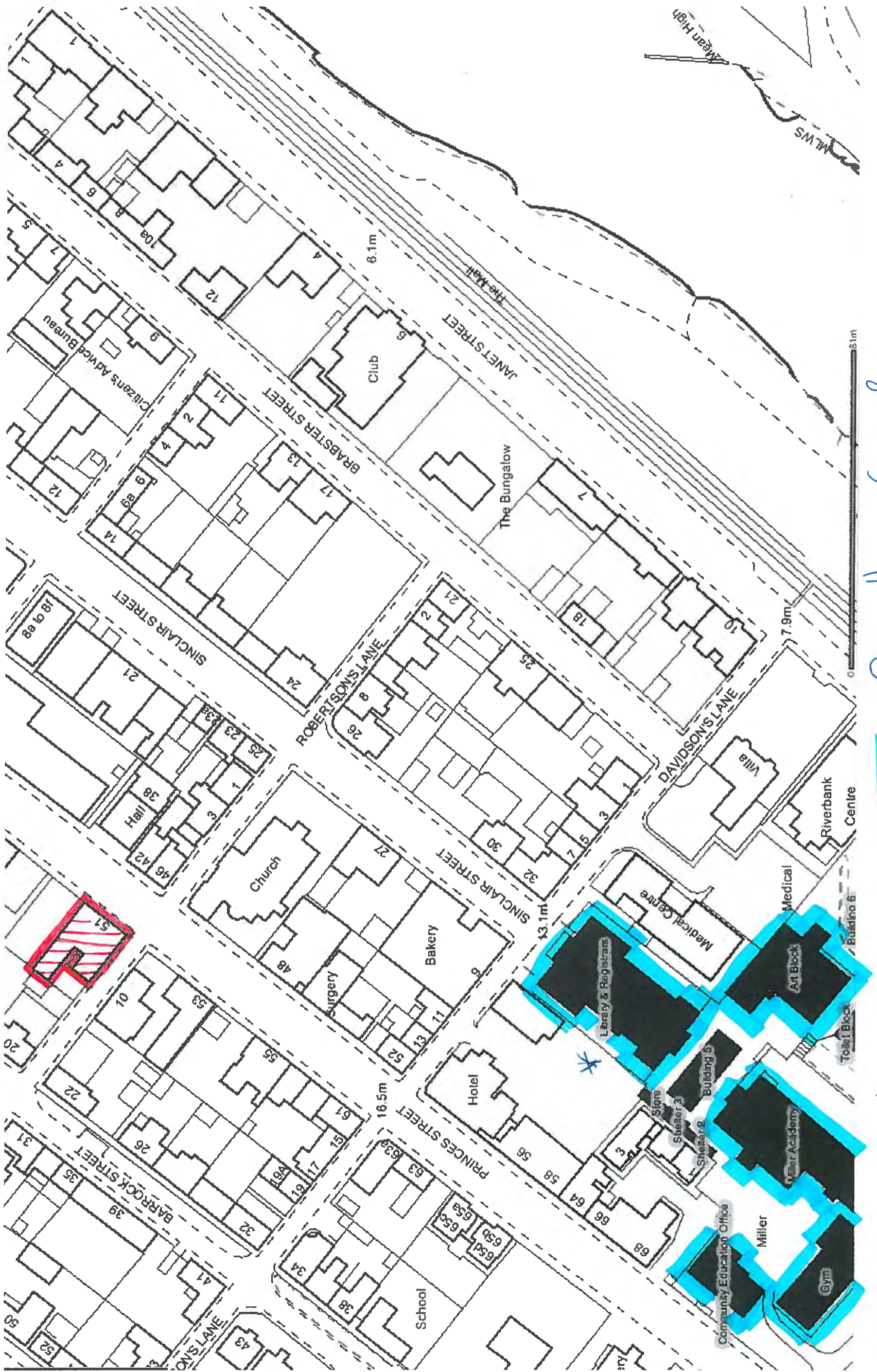
Planning and Development Service

Case No: 13/01784/FUL
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Date: 18/06/2013



Scale:



* = Hint Like Highland Library

= OTHER Highland Council Buildings

= 51 Princes St - Proposed Temp Library

