

# Planning Committee

10.00am, Thursday, 27 February 2014

## Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre – Drafts for Consultation

<b>Item number</b>	5.3
<b>Report number</b>	
<b>Wards</b>	Corstorphine/Murrayfield Sighthill/Gorgie Fountainbridge/Craiglockhart

### Links

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<b>Coalition pledges</b>	<a href="#">P15</a>
<b>Council outcomes</b>	<a href="#">CO7</a> , <a href="#">CO8</a> , <a href="#">CO19</a> , <a href="#">CO21</a>
<b>Single Outcome Agreement</b>	<a href="#">SO1</a> , <a href="#">SO4</a>

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# Executive summary

## Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre – Drafts for Consultation

### Summary

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The purpose of this report is to seek Committee approval of draft Supplementary Guidance (SG) for Corstorphine Town Centre and Gorgie/Dalry Town Centre for consultation. When approved in finalised form, the SGs will be used to guide the balance of uses in town centres and be used to determine planning applications for the change of use of shop units to non-shop uses in each town centre.

### Recommendations

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It is recommended that the Committee:

1. approves the draft Supplementary Guidance for Corstorphine Town Centre for consultation; and
2. approves the draft Supplementary Guidance for Gorgie/Dalry Town Centre for consultation.

### Measures of success

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The vitality and viability of the Corstorphine Town Centre and Gorgie/Dalry Town Centre are preserved and enhanced.

### Financial impact

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There are no direct financial impacts arising from this report. The costs of printing and publishing the draft SGs will be met from existing budgets.

### Equalities impact

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The impacts of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The SGs will have no negative impacts on the three equalities duties with regard to the eight protected characteristics. In terms of the ten key areas of rights, the SGs will enhance the right to health by encouraging people to travel short distances to use local services. The right to participation, influence and voice will be enhanced through consultation events which will allow the public to comment on the draft SGs. Standard of living will be enhanced by ensuring the right mix of shop uses and non-shop uses with each town centre which will enhance vitality and viability. Physical security will also be enhanced as the right balance of shop uses and non-shop uses will help ensure activity at street level, aiding natural surveillance. The SGs will have no negative impacts on the ten key areas of rights.

## Sustainability impact

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The proposals in this report will:

- reduce carbon emissions because it supports town centres which provide local services close to where people live, thus reducing the need to travel;
- increase the city's resilience to the predicted impacts of climate change because providing a good mix of services in town centres will reduce the need to travel;
- help achieve a strong, healthy and just society as the right mix of shop and non-shop uses will help meet the diverse needs of local communities. Proposals will also look to foster social inclusion as town centres are places for social interaction;
- help achieve a healthy and resilient economy because they support town centres where a wide variety of local businesses choose to locate; and
- help achieve a sustainable Edinburgh because they promote the continued use of shop units in beneficial use.

## Consultation and engagement

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Pre-draft engagement took place with members of the relevant Community Councils and the relevant neighbourhood teams for each town centre. Engagement with the public was undertaken in the form of an online survey. The survey sought the views of people who live, work and use Corstorphine town centre or Gorgie/Dalry town centre.

Once approved, consultation on the two drafts will take place for a minimum period of eight weeks. The draft SGs will be available online and further engagement events will take place. Engagement events will take the form of drop-in sessions for the public and local businesses. Other key stakeholders within each town centre will also be consulted including Neighbourhood Partnerships and Community Councils.

## Background reading / external references

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- [Report to Planning Committee](#), Local Development Plan – [Proposed Local Development Plan](#) and Development Plan Scheme (19 March 2013)
- [Annual Review of Guidance report](#) to Planning Committee (28 February 2013)
- Edinburgh Local Development Plan [Main Issues Report](#) (October 2011)

## Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre – Drafts for Consultation

### 1. Background

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- 1.1 The Proposed Local Development Plan (LDP) was approved on the 19 March 2013. Policy Ret 8 requires supplementary guidance (SG) to be prepared for Edinburgh's eight town centres, as well as the City Centre Retail Core. This new approach was consulted on in the Main Issues Report and set out in the report on the Annual Review of Guidance to Planning Committee on 28 February 2013.
- 1.2 Statutory SG is prepared under Section 22 of the Planning etc (Scotland) Act 2006.
- 1.3 When the SGs are approved in finalised form, they will be capable of being material considerations in the determination of planning applications for the change of use of shop units. When the LDP is adopted, the SGs will form part of the statutory development plan. It is intended to review the guidance every two years to take account of changes of use over time.
- 1.4 SG for Tollcross Town Centre was finalised in December 2013. The full programme is attached at Appendix 1.

### 2. Main report

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#### **Process – both town centres**

- 2.1 Survey work was carried out in both town centres through site visits. The uses of all shop units within the town centre boundaries of Corstorphine and Gorgie/Dalry were recorded on these site visits.
- 2.2 Pre-draft engagement was carried out at meetings with members of Corstorphine Community Council in October 2013 and Gorgie/Dalry Community Council in December 2013. Meetings also took place with the West and South-west local neighbourhood teams at their managers' meetings as well as with the Town Centre Co-ordinator for each town centre.

- 2.3 Pre-draft engagement with the public was carried out in the form of an online survey for both town centres. This can be found in Appendix 2 along with the responses received. The survey sought the public's views on the types of shops currently in the town centre, what alternative uses would be suitable for the town centre, areas in the town centre where it was felt shop uses should be protected and where it was felt non-shop uses should be allowed in the town centre. A link to the surveys was published on the Council's website and the survey was publicised through Planning's twitter account and the twitter accounts for the West and South-West neighbourhood teams. The survey was also circulated to stakeholders such as Community Councils. The surveys ran for a four week period from 21 November 2013 to 20 December 2013 with 24 responses received for Corstorphine and 19 responses received for Gorgie/Dalry. These responses have helped to inform the draft guidance that has been produced.
- 2.4 Taking into account the lessons from the two pilot projects, and advice at meetings with neighbourhood teams, it was felt that a survey was an appropriate method of gathering public views at this stage, to avoid 'consultation fatigue'.

### **Corstorphine Town Centre**

- 2.5 The draft SG for Corstorphine Town Centre is attached as Appendix 3. The guidance permits shops (Class 1), financial professional or other services (Class 2), food and drink establishments (Class 3) and any other appropriate commercial or community facility within the boundary of Corstorphine Town Centre.
- 2.6 Restrictions on changes of use are proposed along two sections of St John's Road where shops (Class 1) will not be able to change to another use. This approach has been taken to prevent a loss of shop units where shop uses are well complemented by non-shop uses (243-295B St John's Road) and to preserve a retail centre at the 'gateway' of the town centre when people enter the town centre coming out of the city (109-163 St John's Road). The latter frontage, which is predominately in shop use, is complemented by service uses (Class 2) such as banks, solicitors and estate agents and restaurants (Class 3) on its opposite frontage.
- 2.7 Responses to the online survey varied on whether shop uses should be protected or not. Some responses stated that shop uses should be protected from change of use along the entire length of St John's Road with others suggesting non-shop uses would be appropriate and that vacant units should be filled with any appropriate use.
- 2.8 It is also proposed to extend the current town centre boundary to include 162-172 St John's Road. From pre-draft engagement, it was felt that this location was considered part of the town centre, although it is not within the current town centre boundary.

### **Gorgie/Dalry Town Centre**

- 2.9 The draft SG for Gorgie/Dalry Town Centre is attached as Appendix 4. The guidance permits shops (Class 1), financial professional or other services (Class 2), food and drink establishments (Class 3) and any other appropriate commercial or community facility within the boundary of Gorgie/Dalry Town Centre.
- 2.10 Restrictions to changes of use are proposed on Dalry Road where larger units will not be allowed to change use from a shop. Other restrictions on changes of use are proposed for two frontages on Dalry Road and one frontage on Gorgie Road. It is proposed that non-shop uses will be permitted on these frontages if no more than one third of the frontage is in non-shop use. The frontages where one third of the frontage can be in non-shop use were selected because they are mainly in shop use with other uses complementing shops. This approach is a continuation of how policy for non-shop uses on designated primary frontages in town centres was implemented through the Edinburgh City Local Plan.
- 2.11 It is felt this restriction will help maintain a good balance of shop uses and non-shop uses within the town centre. Furthermore, from the online survey responses it was found that a number of respondents felt there was currently a decent mix of shop uses and non-shop uses. Responses also highlighted that conversion of shops to residential use should not be supported.

### **Further Consultation**

- 2.12 Consultation on the draft SGs will take place prior to their report for finalisation and before they can be used as a material consideration in determining planning applications. The following groups and organisations will be consulted: Ward Members, Community Councils, other community groups and organisations present in each town centre, Neighbourhood Partnerships, commercial property letting agents, parent councils and student councils of local schools and local residents and businesses.
- 2.13 The draft SGs will be available in local libraries and online for comment for a minimum eight week period. Public engagement events are proposed for residents and local businesses. These engagement events will take the form of drop-in sessions which will be held in community facilities located within each town centre.

### 3. Recommendations

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- 3.1 It is recommended that the Committee:
1. approves the draft Supplementary Guidance for Corstorphine Town Centre for consultation; and
  2. approves the draft Supplementary Guidance for Gorgie/Dalry Town Centre for consultation.

#### Mark Turley

Director of Services for Communities

#### Links

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<b>Coalition pledges</b>	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors
<b>Council outcomes</b>	CO7 Edinburgh draws in new investment in development and regeneration CO8 Edinburgh's economy creates and sustains job opportunities CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm CO21 Safe – Residents, visitors and businesses feel that Edinburgh is a safe city.
<b>Single Outcome Agreement</b>	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO4 Edinburgh's communities are safer and have improved physical and social fabric
<b>Appendices</b>	Appendix 1: SG Programme Appendix 2: Town Centre Survey and Summary of Responses to Survey Appendix 3: Supplementary Guidance: Corstorphine Town Centre – Draft for Consultation Appendix 4: Supplementary Guidance: Gorgie/Dalry Town Centre – Draft for Consultation

**Appendix 1: Supplementary Guidance for Town Centres  
Outline Preparation Programme at January 2014**

<b>Title</b>	<b>Stage*</b>	<b>Indicative Date</b>
<i>Early 'pilot' cases</i>		
Tollcross	Draft	May 2013
	Finalised	December 2013
City Centre Retail Core	Draft	May 2013
	Finalised	Feb 2013
<i>2nd Batch</i>		
Corstorphine	Draft	Feb 2014
	Finalised	Aug 2014
Gorgie/Dalry	Draft	Feb 2014
	Finalised	Aug 2014
Leith/Leith Walk	Draft	Spring 2014
	Finalised	End 2014
<i>3<sup>rd</sup> Batch</i>		
Morningside/Bruntsfield	Draft	Autumn 2014
	Finalised	Spring 2015
Nicolson St/Clerk St	Draft	Autumn 2014
	Finalised	Spring 2015
Portobello	Draft	Autumn 2014
	Finalised	Spring 2015
Stockbridge	Draft	Autumn 2014
	Finalised	Spring 2015

\* Supplementary Guidance cannot be formally adopted and issued as part of the development plan until the related Local Development Plan (LDP) has been adopted.



## Appendix 2: Town Centre Survey and Summary of Responses to Survey

\*Note: The same survey description and questions were used for both town centres.

### Shop Unit Questionnaire

The City of Edinburgh Council Planning Service is examining the use of shop units within...Town Centre. We would like to hear your views below on achieving the right mix of shopping units and units for other uses in.... This could be cafes and restaurants, offices, hot-food takeaways etc

This is the first stage in producing a document tailored to...which will be used to grant or refuse planning permission for changes of the use of shop units.

1. What are your thoughts on the types of shops in...?

2. Are there any other uses you would like to see in...?

Cafes/Restaurants                       Offices

Hot-food takeaways                       Public houses

3. Do you think there are any parts of...where shop units should be protected only for use as shops?

4. Are there any areas of...where shop uses should be allowed to change to other uses?

## Summary of Responses to Survey

### Corstorphine

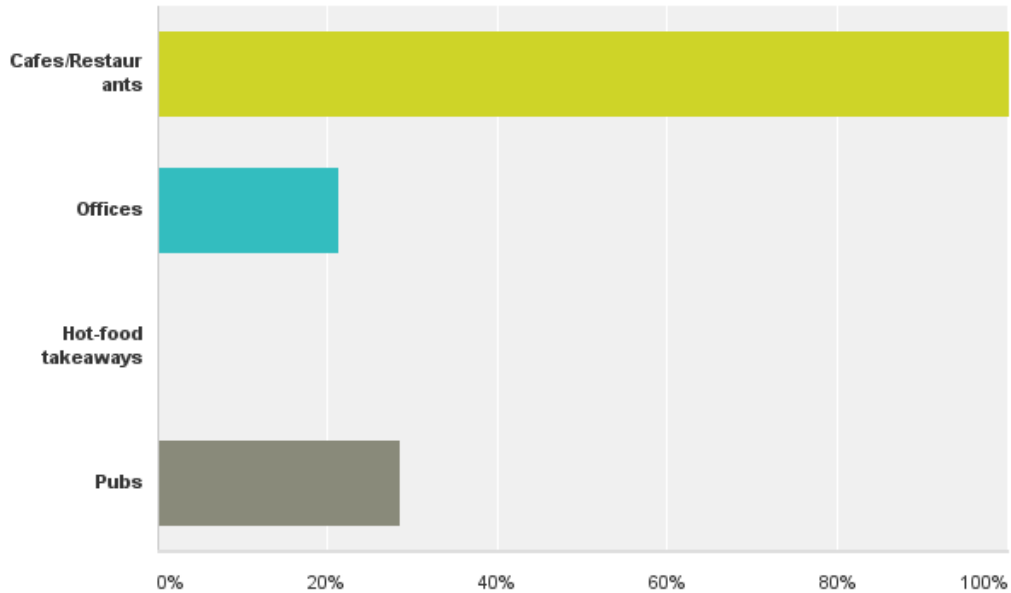
**Q1:** What are your thoughts on the types of shops in Corstorphine?

Responses
Good. I like the mix and especially like the charity shops and their contribution to recycling and re-using.
Not enough variety.
Too many charity shops
Far too many charity shops. Don't need any more hot food takeaways either. Plenty of cafes/restaurants and pubs already. Question 2 should have an 'other' option - and if there was this option. I'd suggest the area needs a DIY store.
Lots of vacant units, particularly in the block where Woolworths and Spar used to be. This is now almost completely empty (5-6 units). There is nowhere to park.
We appear to be getting more fast food and supermarket outlets than are really needed
No classic shops just charity shops, hairdressers, pubs and takeaways...no wonder people don't shop in the village anymore! Keys be mire like Stockbridge or Morningside specialist shops that draw customers
Limited. No independent fish or vegetable shops or butchers. Few gift or card shops. Lots of hairdressers/beauty shops and charity shops.
Too many fast food and charity shops
I think that there is currently quite a good mix of shops with, given the current economic climate, relatively few vacant units. I have heard other comments bemoaning the number of charity shops; however, I feel that the number in Corstorphine is not excessive and fulfil an important role in terms of providing a service, opportunities for social enterprise, and raising much needed funds for the charities involved.
I think Corstorphine should try to replicate the successes of Stockbridge. This would include bars, restaurants, bistros along with local shops such as delis, bakers, etc. There are too many bookmakers, cheque clearing and charity shops.
Unfortunately, the main street in Corstorphine, St John's Road, has been decimated by lack of parking, demise of Woolworths and of course the opening of Tescos. Unfortunately I do not see how it can recover.
Many empty shops in the area unfortunately. Lack of local independents and many chains (Scotmid, Sainsbury's, Greggs, Lloyds etc) or charity shops.
Corstorphine, as a shopping location, died off years ago with the influx of charity shops and coffee shops. There is nothing unique or "local" to the shops and therefore no reason to shop there apart from the fact that I live here.
Good variety for small village. Enough takeaways. More cafés would be nice. More NICE pubs.
The shops, and shopping area, are downtrodden, and bring the mood of the area down.
Too many coffee shops (not full restaurants) and charity shops
Limited and not enough variety. Too many takeaways.
Too many charity shops and takeaways. Just about the right number of cafés. Some smaller shops and restaurants would be most welcome but it would be difficult to attract them as probably cannot compete with Tesco and Wetherspoons!

**Q2:** Are there any other uses you would like to see in Corstorphine?

**Q2 Are there any other uses you would like to see in Corstorphine?**

Answered: 14 Skipped: 5



**Q3:** Do you think there are any parts of Corstorphine where shop units should be protected only for use as shops?

Responses
No
Yes. St. John's Road.
Main thoroughfare i.e. main bus routes
Under tenements.
No.
Not particularly.
All along St John's Road
Generally the area from Drumbrae to just beyond Clermiston Road.
No
No
Yes, the stretch between station road and the corner of feather hall road.
No
St John's Road would be a good area to reserve for shops only.

More should be done to revitalise the shop variety
Yes main strip along St John's Rd
No
No
The whole of St Johns Road should be for shops. Concern is that these shops are expensive to rent. Would like to see Pop Ups to allow new businesses to develop and bring variety to the area.
No, just fill the units.

**Q4:** Are there any areas of Corstorphine where shop uses should be allowed to change to other uses?

Responses
Yes but not to offices. Should allow more cafés, restaurants and pubs.
Not on St John's Rd.
None
Where Woolworths used to be and further along towards the Drum Brae as well.
The only change worthwhile would be to bars/restaurants as there is too little parking in the area to support offices.
Yes ... if changing to office type facilities
No
No
Any, there are probably too many units
Yes, provided they are cafes/restaurants or pubs; not hot-food takeaways (as I think the area is already well-serviced in this type of establishment) or offices.
Possibly the nearer you get to Tesco/PC world
Yes St John's Road
Not sure
No areas should be allowed
Not on main strip. ie. where Eneco is now also side streets, above current shops
No
Any - better full of something than empty
Dependent on whether they would bring value to the area. I Citizens advice.
I don't see why not.

## Gorgie/Dalry

**Q1:** What are your thoughts on the types of shops in Gorgie/Dalry?

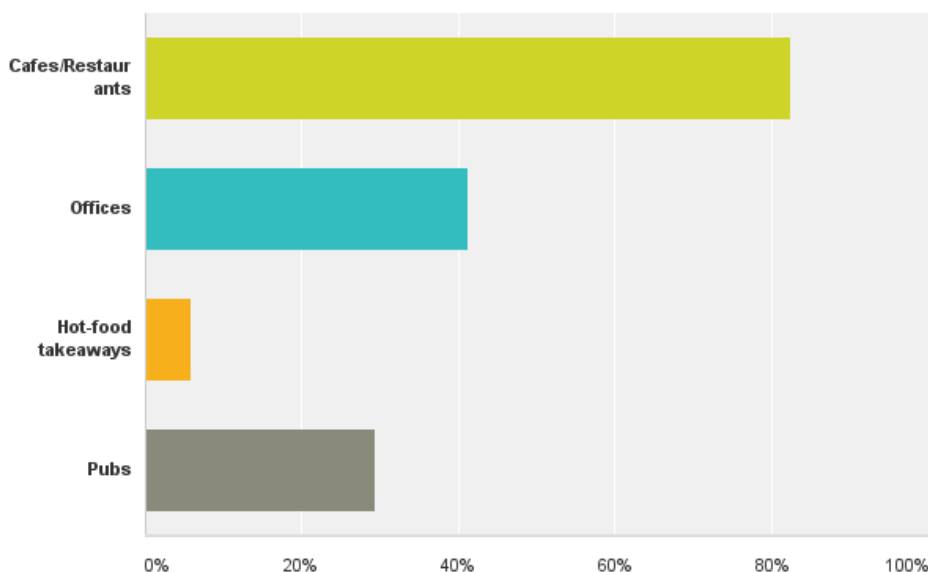
Responses
I don't mind the mixture that is there at the moment. It is actually quite a growing shopping street/specialized food (Thai) and nice restaurants. Should be more of those
Don't rip the heart out of these areas. NO PERMISSION should be given for change of use for any of the shops, restaurants etc. that are already in existence.
Too many unwelcoming pubs & tattoo parlours.
Nice selection of restaurants. Would like to see a butcher and fishmonger. Most shops are food shops or charity shops there isn't a large selection for other shopping.
Too many foreign shops and takeaways. While we have a large influx of Eastern Europeans living here now, having polish or whatever shops means i can't use them as things sold are not in English so I have no idea what they are. Also language barrier a problem sometimes. As for takeaways, we are trying to encourage healthy options, not kebabs and burgers.
Fewer charity shops. More coffee shops+offices. Replacement for sports shops like Run & Become
It's okay. There's a Chinese supermarket now which is good. I like the charity shops and Gorgie City Farm. More cafés would be great.
Too many "debt" shops like cash converters, Ramsdens etc
Gorgie/Dalry has a distinctive feel which is rare in Edinburgh, a "lo-fi" community feel without being overwhelmed by cafes or chains. I like this. Some of the shops cater to a specific ethnic minority group and it is important that they continue to do so. Gorgie/Dalry has a strong ethnic mix and should be celebrated more for this. It seems like most of the shops are run & staffed by members of the community (with a few chain exceptions) which is great, and should also be encouraged. For me, the only two things really missing from the area are: a decent, family-friendly pub, more green spaces.
There are some great shops and some small ones that are not at the same standard as the rest. In general, the variety is quite good, but it is always sad when you have to see a small local shop being shut...
Generally poor quality of shops in the area, dominated by takeaways and cash for gold.
Overall a good balance of types of shops. There are now 2 e-cigarette shops in Gorgie and I do not think anymore are needed, especially so close to a school
There is a reasonable mix of units but it is not an area I would think about as a shopping 'destination'. It would be good to see more start up units / artists workshops and specialist shops that could make Gorgie stand out from the competition and encourage people to travel specifically to the area. We live in Shandon which is close to Gorgie but the only shopping we would do in the area would be for things that can be carried on foot that we cannot purchase nearer to home, because it is impossible to drive (or travel by bus) from Shandon to Gorgie since the road priorities changed (It is not possible to turn down Robertson Avenue or turn right at the bottom of Armillan Avenue). This means that we very, very rarely just happen to be passing through Gorgie / Dalry. A review of the road priorities and access from the south side would I believe be worth considering when reviewing the economic impact and opportunities for different types of use in the area.

There are enough shops of all kinds in GD, as well as all kinds of supermarkets.
Dalry doesn't have a good mix but Gorgie is better. Dalry could do with Green grocer, butcher etc - i.e. normal shops but has a lot of cafes/restaurants already.
They are mostly nothing special, but the food shops and cafes give a good community feel to the area and are well used.
Gorgie is predominantly better than Dalry. I hate the fact that so many shops are being allowed to be converted to flats. Whilst I appreciate there is difficulty in letting the shops it's sucking the life and character from the area. The flats also end up looking very full, and dingy. Because they are at street level they become very dirty looking from the general street stoor and leave the area looking uncared for.
Dalry especially could do with a fish shop and bandleader or craft shop. Gorgie could do with haberdashery and craft shop also a few restaurants that open in the evenings.
I visit Dalry Road more than Gorgie. Dalry has an ok mix - good Coop and good range of different charity shops (BHF, Bethany) plus an independent off-licence (Appellation). Gorgie City Farm cafe is excellent. Overall I think a few more high-quality coffee shops would be good, and smaller retail food shops. We especially need more grocers with affordable fruit and veg- like the one on Argyle Place near the Meadows.
It would be nice to see a better mix of shops, currently most shops appear run down. Perhaps not for this survey but opening times of shops like the butchers are limited evening opening may lead to increased used. There are too many takeaways. It would be nice to see more cafes, restaurant and pubs but careful consideration would need to be given to avoid the addition if the poor quality cafes and bars currently in Gorgie
There's a good mix but it's disappointing so many on Dalry Rd opposite cemetery have been turned into flats
Gorgie has a great mix of shops and is especially well known for the vast amount of independent stores. Yes there is a Scotmid and a recently opened Morrisons
More speciality and smaller shops especially Delis and health food shops
Beginning of Dalry Road (nr Haymarket) and Gorgie Road has a fairly good variety of shops. Too many Cash Generator/ Ramsdens type shops offering payday loans.

**Q2:** Are there any other uses you would like to see in Gorgie/Dalry?

**Q2 Are there any other uses you would like to see in Gorgie/Dalry?**

Answered: 17 Skipped: 7



**Q3:** Do you think there are any parts of Gorgie/Dalry where shop units should be protected only for use as shops?

Responses
No
Every single shop unit should be protected. The former shop units on Dalry Road between Ardmillan Terrace and Murieston Crescent Lane are a disgrace. They are a bunch of badly converted shops made into flats. They're mismatched and filthy in appearance. They should NEVER have been given permission for conversion.
Shops should be protected along all of Dalry Road (including cafe's and restaurants)
There is no way any of the shops should be turned into flats. The flats opposite the cemetery are hideous they destroy the look of the road and should be made back into shop units.
Whole area has gone so downhill that you could put a super prison there and it would make no difference. The whole area needs to be looked at before this.
Dalry Road to Aldi
No
Yes. Too many have been lost such as Gorgie end of Dalry Road

I think a proportion should definitely be protected. I don't think there are any specific parts though. Perhaps 40% should be protected as shops. But I also think there should be one or two units protected as 'pop-up shops', enabling short-term business projects to run for six months with limited start-up costs and then pass to another user - successful projects could then take on a longer lease somewhere else with greater investment.
Don't think so.
Not sure
No
I think it is important that it remains predominantly a retail area but a mix of uses would be good along the length. I would have thought that some of the shop units near the Sainsbury's Aldi area might be better used for office accommodation, retaining a majority of the shops on the route from Robertson Avenue to Ardmillan Terrace?
No, but they should not be converted into flats or used for more licensed premises.
If a shop closes down (i.e. baker, green grocer, butcher, fish monger) and there is no other of its type nearby, then it would be good to give priority to that type of shop. Might make sense to have a core protected area within each of Dalry and Gorgie. If no takers to run as shops then I think the rates are probably too high as there is a high population so should be good place for business.
Yes
Yes, between Lidl on Dalry Road along to the junction of Gorgie Road at Ardmillan. Far too many converted shops in this section. Looks dirty and dingy.
Yes I would object to any of the present shops used or empty being turned into housing especially ones on the main roads
Depends what the proposal is for changing them. I'd rather have empty shops converted into housing than stay empty, but not more takeaways.
Not sure.
Yes: all the remaining shops should stay shops.
Gorgie Rd in its entirety from the junction with Dalry rd to the foot of Robertson avenue should all be kept as retail units or for commercial lease. They in my opinion should NOT be converted into flats
Small units on some side streets eg West Park Place
There should be a rule that if a shop has been converted to a flat or boarded up and used for storage, then there can't be similar next door. Make them spread out.



**Q4:** Are there any areas of Gorgie/Dalry where shop uses should be allowed to change to other uses?

Responses
Probably everywhere should be allowed if there is demand for such.
There are already a couple of premises in the heart of the shopping area on Gorgie Road which appear to still have shop frontages but are 'blocked off' and being used as some sort of private clubs/meeting places. Can't figure out why that's allowed either. They should all be kept as shops or café-type operations.
See above.
None, see answer above!
Yes all over. Far too many takeaways. Are we not trying to be a healthy nation?
Not so much
Yes. As long as it is for cafés or pubs. Anywhere is fine.
No - too many have already been lost. Is there many empty shops in Gorgie / Dalry? No there isn't
This should be on a case-by-case basis, rather than a blanket ban/encouragement.
I'm not sure - the variety looks good at the moment. There's plenty of choice for everyone's needs.
Not sure
No opinion.
I don't know enough to comment but see suggestion to answer 3. I would be wary of there being more pubs in the area and of introducing any uses that would be unsuitable for the children coming out of Tynecastle.
See above.
Ok to change a supermarket to non-shop if it means that local small shops would stand more chance. OK if use still serves community in some way (e.g. a community space that could be used for farmers market on Saturday and clubs/keep fit/coffee mornings etc on other days). I think defining a core area and not allowing non-shops within that core would be sensible.
Maybe at each end, away from the main hub
No too much of it already
Shops should stay as they are in all parts of the area
-
Not sure
No
Not in my opinion as it has killed off the community at the Gorgie rd end of Dalry rd opposite the graveyard. There used to be a whole street of shops there but now they are sadly gone

Depends on the building, but not on the main road

The section of Dalry Road opposite the cemetery already has most of the shops converted to flats. This leaves the end stretch of Dalry Rd looking very bleak and dismal. This is also true as you continue on to Gorgie Road, with shops there also now converted to flats. Gorgie Dalry is already a densely populated residential area, with many developments being built or planned. Surely a better option for empty shops is to encourage businesses to stay open/ open up by giving grants or tax relief.



## **Appendix 3**

# **Supplementary Guidance: Corstorphine Town Centre – Draft for Consultation**

### **Introduction**

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Corstorphine Town Centre is one of Edinburgh's eight town centres. Within these centres the Council is committed to ensuring they continue to serve those who live, work, visit and shop there. One way it does this is by producing guidance setting out when a shop unit can change from a shop use to another use suited to a town centre.

This document sets out when the Council will give planning permission for changing the use of a shop unit in Corstorphine Town Centre. It is prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres of the [Proposed Local Development Plan](#) and applies to all units within the town centre. It is intended to frequently review this guidance (potentially every 2 years).

## Corstorphine Town Centre

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Corstorphine Town Centre area is shown on the map below. A mix of uses currently exists within the town centre including shops, cafes and pubs. It is proposed in this document to extend the town centre boundary to include 162-172 St John's Road because the facilities in this location are used by the local community and the area feels physically part of the town centre although it is not within the current boundary.

Ensuring that Corstorphine Town Centre has a variety of shops is important in maintaining it as a destination for shopping. It is proposed to restrict changes of use at 243-295B St John's Road to ensure a balance of uses and at 109-163 St John's Road to create a retail centre complemented by non-shop uses at the entrance to the town centre. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. Allowing non-shop uses may also help to address vacancies which have arisen due to the economic downturn and changing behavioural patterns in shopping such as an increase in online shopping. It is therefore felt that, in certain areas, permitting a change of use to a service use such as an office, a cafe/restaurant use would enhance the town centre. Pub and hot-food takeaway uses will also be considered if these are felt to be appropriate for a certain location in the town centre.

**Where a unit is used as a shop it is necessary to get planning permission to change to a non-shop use.**

To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential and light industry will not be permitted.

**What is a shop unit?** Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

**What is a shop use? What is a shop use?** A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, launderette or dry cleaners.

All where the sale, display or service is mainly to members of the public.

(These types of use are grouped together and collectively called Class 1 Shops)

## Types of non-shop uses

Changing a shop to non-shop use is known as a “change of use” and will always require an application for planning permission.

The non-shop uses which the Council will consider a change to are:

*Service Uses* – lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. (These types of use are grouped together and collectively called Class 2 Financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers).

*Food and Drink consumed on premises* – restaurant, cafe, snack bar (not a public house or hot food take-away).

(These types of use are grouped together and collectively called Class 3 Food and Drink).

*Pubs* – Sale and consumption of alcoholic beverages on premises

*Hot-food takeaways* – Consumption of hot-food off premises.

Some changes of use are allowed without planning permission, for example, a cafe (Class 3) being turned into a shop unit (Class 1).

[The Scottish Government Circular 1/1998](#) contains guidance on use classes

## Policies

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**CT 1:** Planning permission will not be granted for the change of use of a shop unit to a non-shop use the following frontages:

- 109-163 St John's Road
- 243-295B St John's Road

**CT 2:** Elsewhere within the defined Corstorphine Town Centre the change of use from shop use to a non-shop use will be permitted provided the proposal is:

- a) Class 2 – Financial, professional or other services
- b) Class 3 – Food and drink uses
- c) An appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

## Other Relevant Information

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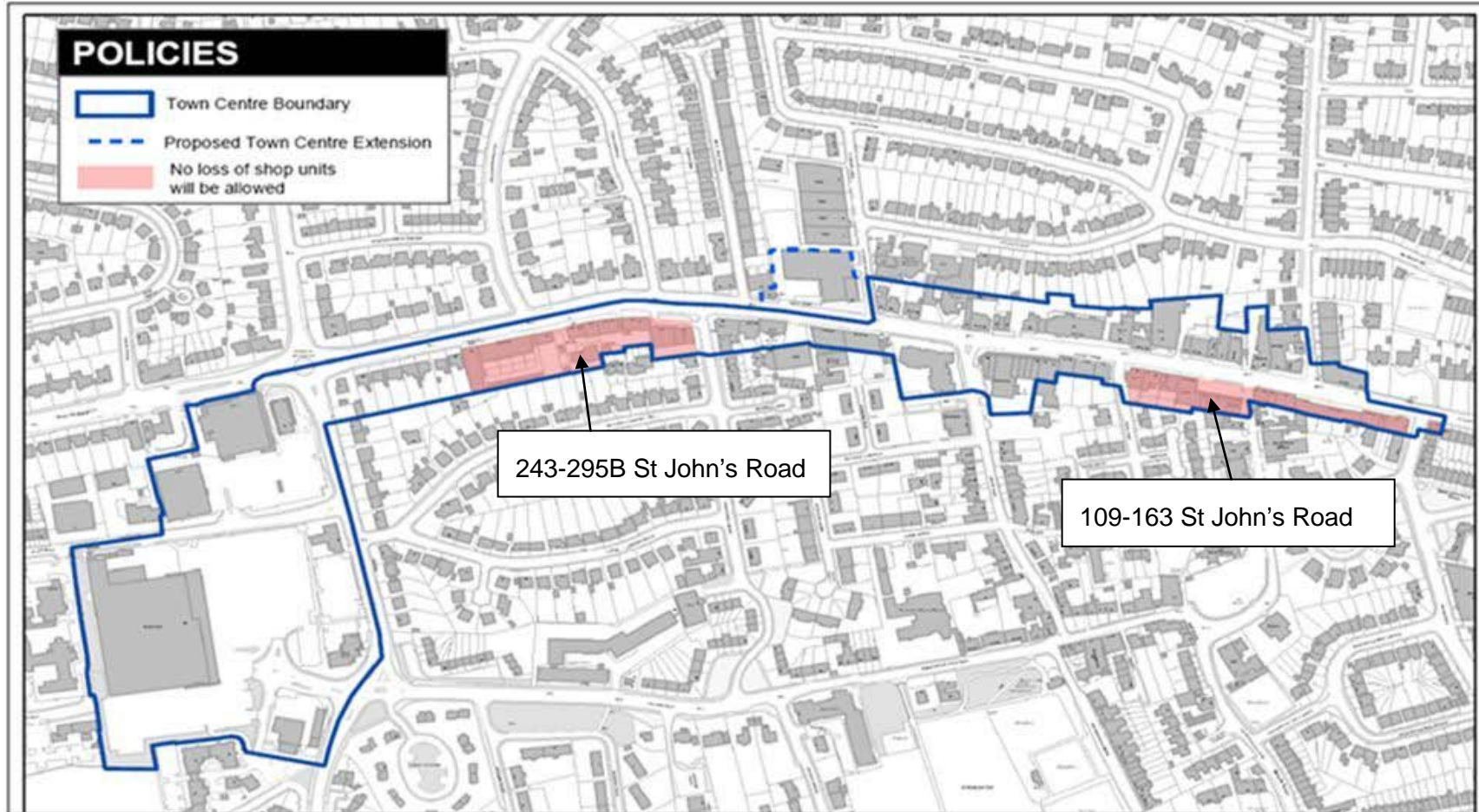
Other relevant policies in the [Proposed Local Development Plan](#) include:

- Ret 2: Town Centres – generally supports shop uses in town centres.
  - Ret 10: Food and Drink Establishments
  - Hou 7: Inappropriate Uses in Residential Areas
- These policies consider the impact of proposals on nearby residents
- [Guidance for Businesses December 2012](#)

Any proposals for food and drink, pub and hot-food takeaway uses will also be assessed against the criteria in policies Ret 10: Food and Drink Establishments and Hou 7: Inappropriate Uses in Residential Areas.

This document deals with the principles of changes of use for planning purposes. Food and drink, pub and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for alcohol, hours of operation and outdoor pavement seating. For more information on these see the Council's website on the [One Door Approach](#) to development consents, the Council's [Guidance for Businesses December 2012](#) or contact the [Business Gateway](#).

# Policies Map





## Appendix 4

# Supplementary Guidance: Gorgie/Dalry Town Centre – Draft for Consultation

### Introduction

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Gorgie/Dalry Town Centre is one of Edinburgh's nine town centres. Within these centres the Council is committed to ensuring they continue to serve those who live, work, visit and shop there. One way it does this is by producing guidance setting out when a shop unit can change from a shop use to another use suited to a town centre.

This document sets out when the Council will give planning permission for changing the use of a shop unit in Gorgie/Dalry Town Centre. It is prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres of the [Proposed Local Development Plan](#) and applies to all units within the town centre. It is intended to frequently review this guidance (potentially every 2 years).



## **Gorgie/Dalry Town Centre**

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Gorgie/Dalry Town Centre area is shown on the maps below. A mix of uses currently exists within the town centre including shops, cafes and pubs.

Ensuring that Gorgie/Dalry Town Centre has a variety of shops is important in maintaining it as a destination for shopping. To ensure the town centre remains a destination shopping, restrictions are proposed on four frontages. Larger units at 98-128 Dalry Road currently in shop use will not be allowed to change to a non-shop use. The frontages where one third of the frontage can be in non-shop use were selected to ensure a balance of uses on these frontages which are mainly in shop use with other uses complementing shops. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. Allowing non-shop uses may also help to address vacancies which have arisen due to the economic downturn and changing behavioural patterns in shopping such as an increase in online shopping. It is therefore felt that, in certain areas, permitting a change of use to a service use such as an office, a cafe/ restaurant use would enhance the town centre. Pub and hot-food takeaway uses will also be considered if these are felt to be appropriate for a certain location in the town centre.

**Where a unit is used as a shop it is necessary to get planning permission to change to a non-shop use.**

To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential and light industry will not be permitted.

**Where a unit is used as a shop it is necessary to get planning permission from the Council to change to another use.**

To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential and light industry will not be permitted.

**What is a shop unit?** Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

**What is a shop use?** A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, launderette or dry cleaners.

All where the sale, display or service is principally to visiting members of the public.

(These types of use are grouped together and collectively called Class 1 Shops)

## Types of non-shop uses

Changing a shop to non-shop use is known as a “change of use” and will always require an application for planning permission.

The non-shop uses which the Council will consider a change to are:

*Service Uses* – lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. (These types of use are grouped together and collectively called Class 2 Financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers).

*Food and Drink consumed on premises* – restaurant, cafe, snack bar (not a public house or hot food take-away).

(These types of use are grouped together and collectively called Class 3 Food and Drink).

*Pubs* – Sale and consumption of alcoholic beverages on premises

*Hot-food takeaways* – Consumption of hot-food off premises.

Some changes of use are allowed without planning permission, for example, a cafe (Class 3) being turned into a shop unit (Class 1).

[The Scottish Government Circular 1/1998](#) contains guidance on use classes.

## Policies

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**GD 1:** Planning permission will not be granted for the change of use of a shop unit to a non-shop use on the following frontage:

- 98-128 Dalry Road

**GD 2:** Planning permission will not be granted for the change of use of a shop unit to a non-shop use on the following frontages if there is more than one third of the frontage in non-shop use:

- 194-256 Gorgie Road
- 15-65 Dalry Road
- 18-78 Dalry Road

**GD 3:** Elsewhere within the defined Gorgie/Dalry Town Centre the change of use from shop use to a non-shop use will be permitted provided the proposal is:

- a) Class 2 – Financial, professional or other services
- b) Class 3 – Food and drink uses
- c) An appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

## Other Relevant Information

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Other relevant policies in the [Proposed Local Development Plan](#) include:

- Ret 2: Town Centres – generally supports shop uses in town centres.
  - Ret 10: Food and Drink Establishments
  - Hou 7: Inappropriate Uses in Residential Areas
- } These policies consider the impact  
of proposals on nearby residents
- [Guidance for Businesses December 2012](#)

Any proposals for food and drink, pub and hot-food takeaway uses will also be assessed against the criteria in policies Ret 10: Food and Drink Establishments and Hou 7: Inappropriate Uses in Residential Areas.

This document deals with the principles of changes of use for planning purposes. Food and drink, pub and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for alcohol, hours of operation and outdoor pavement seating. For more information on these see the Council's website on the [One Door Approach](#) to development consents, the Council's [Guidance for Businesses December 2012](#) or contact the [Business Gateway](#).

# Policies Maps

## Gorgie

