

Planning Committee

10am, Thursday, 7 August 2014

Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre

Item number	6.2
Report number	
Executive/routine	
Wards	Corstorphine/Murrayfield Drum Brae/Gyle Sighthill/Gorgie Fountainbridge/Craiglockhart

Executive summary

The purpose of this report is to seek Committee approval of finalised Supplementary Guidance (SG) for Corstorphine Town Centre and Gorgie/Dalry Town Centre. The SGs will guide the balance of uses in each town centre and be used to determine planning applications for the change of use of units in shop use to non-shop uses. In both of these centres, the finalised SG generally proposes a less restrictive approach than the draft on certain frontages.

Links

Coalition pledges	P15
Council outcomes	CO7 , CO8 , CO19 , CO21
Single Outcome Agreement	SO1 , SO4

Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre

Recommendations

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

Background

- 2.1 The Second Proposed LDP was approved by Planning Committee on 19 June 2014. 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.
- 2.2 Statutory SG is prepared under the Town and Country Planning (Scotland) Act 1997, as amended.
- 2.3 When the SG for each centre is approved in finalised form, it will be a material consideration in the determination of planning applications for the change of use from shop to non-shop uses.
- 2.4 When the LDP is adopted, the SG 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. Technical amendments to policies maps can be made if new development proposals emerge over time.
- 2.5 Draft Supplementary Guidance for each centre was approved for consultation by Planning Committee on 27 February 2014.

Main report

Engagement process – both town centres

- 3.1 The consultation period for both SGs ran for eight weeks between 17 March and 9 May. Two drop-in events were held in Corstorphine Library on 5 April and 29 April. Two drop-in events were held in Gorgie/Dalry on 22 April and 26 April. At these events members of the public were encouraged to comment on the draft SG. A further public drop-in event was held on 10 May for Gorgie/Dalry to generate additional public comments on the draft SG.

- 3.2 Businesses and local residents were invited to the drop-in events.
- 3.3 The draft sets of SG were available to view on-line and in local libraries/ community centres.
- 3.4 An exercise was carried out with primary school children in the nearest primary schools to each town centre – Corstorphine Primary School and Dalry Primary School. Children were asked to draw a picture of their favourite shop and these drawings were displayed at drop-in events.
- 3.5 A group exercise was carried out with the student councils for the local secondary schools nearest to each town centre – Craigmount High School and Tynecastle High School.
- 3.6 Council officers attended meetings of the relevant community councils.
- 3.7 A schedule of responses from the public, community groups and student councils is attached at Appendix 1.

Finalised Supplementary Guidance: Corstorphine

- 3.8 The finalised SG for Corstorphine Town Centre is attached at Appendix 2. A number of changes have been made to the SG from the draft that was consulted on which are as follows.
- 3.9 The frontages at 109-165 St John's Road and 243-295B St John's Road were designated in the draft as not allowing any further loss of shop use. The finalised SG relaxes this restriction and permits non-shop uses on up to one third of the frontages stated above.
- 3.10 There was support from the public for an emphasis on shopping use but vacant units were perceived as a problem in attracting people to shop in the area. Some comments explicitly stated a more flexible approach to policy was required to avoid shop unit vacancies. It is felt that this approach will help to guide an appropriate balance of uses within the town centre.
- 3.11 1-12 Ormiston Terrace and 181-195 St John's Road has also been included as a frontage where changes of use from a shop use to a non-shop use will be permitted up to a limit of one third of the frontage being in non-shop use. This is a more restrictive position than the draft and was a request from the community council which was concerned about the proposed relaxation of restrictions on this frontage.
- 3.12 Boundary changes that were consulted on – inclusion of 162-172 St John's Road and the parade of shops at 14-30 Glasgow Road opposite PC World – will be considered as part of the Local Development Plan process as it will involve an alteration to the Proposals Map. It should be noted that there was public support for these boundary changes, however, there have not been LDP representations seeking this change. If relevant representations are received to the Second Proposed Plan, the Council can indicate its support in its submission to the LDP examination, and the change can come through post-examination modifications.

Finalised Supplementary Guidance: Gorgie/Dalry

- 3.13 The finalised SG for Gorgie/Dalry Town Centre is attached to Appendix 3. The SG has undergone one alteration from the draft that was consulted on. The designated frontage at 98-128 Dalry Road has changed from not allowing further loss of shop use to permitting up to one third of the frontage to be in non-shop use.
- 3.14 There was public support for not allowing further loss of shop use on the frontage stated above but there was also a desire to avoid vacant units. This relaxed level of restrictions will allow a more flexible policy approach.

Measures of success

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

Financial impact

- 5.1 There are no direct financial impacts arising from this report. The costs of publishing the SG will be met from existing budgets.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report.

Equalities impact

- 7.1 The impacts of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The SG 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 SG will enhance the right to health by encouraging people to travel short distances to use local services. The right to participation, influence and voice has been enhanced through public drop-in events which have allowed the public to comment on the SG. Standards 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 SG will have no negative impacts on the ten key areas of rights.

Sustainability impact

- 8.1 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

- 9.1 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.
- 9.2 The consultation period for both sets of SG ran for eight weeks between 17 March and 9 May. Two drop-in events were held at Corstorphine Library on 5 April and 29 April. Two drop-in events were held in Gorgie/Dalry on 22 April and 26 April. A further public drop-in event was held on 10 May for Gorgie/Dalry to generate additional public comment on the SG.
- 9.3 Engagement exercises were carried out with the nearest local primary and secondary schools to each town centre.

Background reading/external references

[Report to Planning Committee](#), Local Development Plan: Second Proposed Local Development Plan and Development Plan Scheme (19 June 2014)

[Annual Review of Guidance report](#) to Planning Committee (27 February 2014)

[Annual Review of Guidance report](#) to Planning Committee (28 February 2013)

Edinburgh Local Development Plan [Main Issues Report](#) (October 2011)

[Report to Planning Committee](#), Supplementary Guidance: Corstorphine Town Centre and Gorgie/Dalry Town Centre – drafts for consultation (27 February 2014)

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Links

Coalition pledges	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors
Council outcomes	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.
Single Outcome Agreement	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
Appendices *	Appendix 1: Grouped Summary of Issues and Council Response and Schedule of Responses – Corstorphine Appendix 2: Grouped Summary of Issues and Council Response and Schedule of Responses – Gorgie/Dalry Appendix 3: Supplementary Guidance – Corstorphine Town Centre Appendix 4: Supplementary Guidance – Gorgie/Dalry Town Centre

Appendix 1: Summary of Issues with Council Response and Schedule of Responses to Draft Supplementary Guidance – Corstorphine Town Centre

Issue	Council Response
<p>Boundaries</p> <p>Proposed extension of town centre boundaries for Corstorphine attracted good public support.</p>	<p>It is recommended that these expansions be considered in the context of the Local Development Plan process as it involves altering the proposals map.</p>
<p>Quality of shops/lack of independent retailers</p> <p>Several comments mentioned the quality of shops that occupied units and the lack of independent retailers as a barrier to overall town centre improvement that would attract new business and footfall.</p>	<p>The planning system concerns the use of land and buildings and legislation does not distinguish between types of shops. The SG aims to allow more mixed uses to support the town centre role.</p>
<p>Parking</p> <p>A lack of parking was perceived as a barrier to attracting more people to spend time and shop on St John's Road.</p>	<p>These comments have been passed onto the town centre co-ordinator who will liaise with the relevant Council sections.</p>

Schedule of Responses: Draft Supplementary Guidance - Corstorphine

Individual Responses

Mrs E. Kelso	<ul style="list-style-type: none"> • Need for flexibility in types of use • Flexibility needed for changes of use to stop unit vacancies • Include area around Magnet and opposite PC World
R.Hyslop	<ul style="list-style-type: none"> • Agrees with proposed policies • Row of shops on Glasgow Road be included in town centre boundary
Muriel Hills	<ul style="list-style-type: none"> • Agrees with proposed policies • Former Woolworths should be redeveloped with residential above shops
Shelley Hunter	<ul style="list-style-type: none"> • Shops should remain as shops within Corstorphine
Julie Grainger	<ul style="list-style-type: none"> • Broadly agrees with proposed policies • The problem of a lack of footfall in the area needs to be addressed • Lack of parking for local shoppers • Problem of litter puts people off shopping in the area

Mrs E. Kerr	<ul style="list-style-type: none"> • Agrees with proposed policies to an extent as the type of shops cannot be controlled • Lack of local shops
Mrs E. Sinclair	<ul style="list-style-type: none"> • Agrees with proposed policies • Magnet and the Bed Centre should be included in the town centre • Planning permission should not be granted for shops to be changed to restaurants or cafes
Isobel MacKenzie	<ul style="list-style-type: none"> • Agrees with proposed policies • Local shops needed – grocer, shoe shop, ironmonger - and also a Marks & Spencer food store
Janet McDonald	<ul style="list-style-type: none"> • Units opposite PC World and Magnet, First Mortgage etc should be included in the town centre boundary • Other uses should be allowed along St John's Road
Alison Urquhart	<ul style="list-style-type: none"> • Broadly agrees with proposed policies • Would prefer some flexibility in allowing uses other than shops as long as they add value but cafes are nearing a maximum • Needs to be a way to encourage independent shops • A place for a market would be useful
Ged Crotty	<ul style="list-style-type: none"> • Buildings should be utilised not just for retail if a retailer is not willing to move into a unit • Possibility of living accommodation should be considered • Magnet etc should be included in Corstorphine Town Centre boundary • Car park adjacent to Magnet is an eyesore and could be used for another purpose • Traffic needs to be reduced through Corstorphine
Penny Salton	<ul style="list-style-type: none"> • Agrees with proposed policies • Need to consider parking implications for residents • Traffic an issue – three accidents in the last six months • More variety in shops the better • Pop-ups should be considered
Deborah McCall	<ul style="list-style-type: none"> • Broadly agrees with proposed policies • Does not wish to see units taken up as offices • Parking provision needs to be looked at in terms of getting more people into the village
Cynthia Burdon	<ul style="list-style-type: none"> • Agrees with proposed policies • Parking 'free' zones should be encouraged to allow easy access to local shops • Independent shops should be encouraged • Corstorphine should be described as a 'village' and objects to it being described as a 'town'
Moira McDonald	<ul style="list-style-type: none"> • Broadly agrees with proposed policies • All shops opposite Tesco as well as Magnet should be included in the town centre boundary
Shirley Dickson	<ul style="list-style-type: none"> • Corstorphine is not a town, it is a village historically
I.W. Kelly	<ul style="list-style-type: none"> • In general agrees with proposed policies • A better mix of shops is required – not more hairdressers or

	<ul style="list-style-type: none"> charity shops Lack of reasons to visit the area No major stores/supermarkets should be allowed on the Magnet site Replace the Drumbrae Roundabout with traffic lights
Lachlan MacKay	<ul style="list-style-type: none"> The idea of ensuring a mix of units is good Boundary should be extended to include the Magnet area and the stretch of shops where Barbecue is located Ensure that loading and unloading for units is available There is a need to bring in units for younger people to use for leisure as presently the area is not youth friendly
M.Cockburn	<ul style="list-style-type: none"> Supports proposed policies Support for the inclusion of the block shops opposite PC World to be included in the town centre
Alan Wilson	<ul style="list-style-type: none"> Does not see the problem which is intended to be addressed Money should be put to better use drawing up such proposals for a town centre that needs them Corstorphine needs actions to promote business and shopping growth, to increase footfall and limit the need for local people to drive to the Gyle or Hermiston Gait
Steven Ward	<ul style="list-style-type: none"> Proposed policies on the right track Provision of short term parking bays should be a priority Clearly marked and policed loading bays for deliveries needed
Mrs U.F. Conchrane	<ul style="list-style-type: none"> Does not agree with the restrictions proposed for non-shop uses as there is not adequate footfall to compete with shopping malls and supermarkets Premises currently occupied by Iceland on Manse Road should be included in the town centre along with the row of shops opposite Currys/PC World Use of parking bays is hazardous for motorists and cyclists when hemmed in by a bus lane Lorry deliveries are problematic because of bus lanes and double yellow lines Remove the restrictive one way roads to allow local traffic flow
Anon	<ul style="list-style-type: none"> Agrees to an extent on proposed policies but only if good quality businesses are allowed and adequate shops retained Wishes to see more 'artisan' shops – bakeries, fruit and veg and a fish shop
Tommy McLean	<ul style="list-style-type: none"> Strongly disagrees with no restrictions on non-shop use from 165-243 St John's Road Agrees that 162-172 St John's Road should be included in the town centre boundary Supports the rows shops opposite PC World being included in the town centre Development of off-street parking is an essential element to the improvement of Corstorphine Asks whether the Council can buy or lease a car park for any existing car park in Corstorphine such as the Magnet trade car park

	<ul style="list-style-type: none"> • Believes it is short sighted to deliver a town centre planning strategy without including other elements such as car parking – opportunity for properly co-ordinated and holistic effort
Warren Hope	<ul style="list-style-type: none"> • In general, agrees with proposed policies but a major problem is disused shops lying empty • In favour of non-shop use where appropriate but would not be in favour of fast food outlets due to noise, litter and odour • Main problem is traffic congestion and lack of available parking
Margaret Alexander	<ul style="list-style-type: none"> • Wishes proposals could go further e.g. incentives for good quality shops • The shops opposite the petrol station should be included in the town centre as should Fabio's and the Manor House Restaurant
Lawrence Arscott	<ul style="list-style-type: none"> • Agrees with proposed policies and the proposed extension to the town centre boundary at Magnet
Edith Wilson	<ul style="list-style-type: none"> • The town centre extensions should be approved • In general, non-shop uses should be restricted • When looking at a change of use, the planner should take account of neighbouring units – cafes opening next door to each other is not good • Too many hairdressers, beauty shops, bookies and charity shops • Efforts should be made to help traditional shops return • Service uses do not encourage people to come and contribute to the community
John McIntosh	<ul style="list-style-type: none"> • Proposed policies seem sensible • Smell and mess is being created from food outlets in the area – if these are non-shop then there should be less of them
Max McGill	<ul style="list-style-type: none"> • Agrees with restrictions on non-shop uses set out in policy CT 1 • Thinks that 162-172 St John's Road should not be included in the town centre as if Magnet left it would be difficult to find another shop use • Believes policy CT 2 clause (c) is too vague in terms of what might be permissible • States that it is hard to see how a single development could detriment the viability of the whole centre • Asks whether vitality/viability tests should apply to community uses or purely to commercial uses Asks if there is any other policy that protects the Royal Bank of Scotland building at 239 St John's Road and the adjacent pharmacy from the risk of being sold, and redeveloped as flats for example? There is a "low-rise" shop/bank/pub character to the corner of Featherhall Avenue/St John's Road that would be lost if replaced by higher buildings.
Mrs M. Haswell	<ul style="list-style-type: none"> • Agrees with proposed policies • Would like to see a fruit shop, a shoe shop and an M&S food open

Responses from Organisations/Community Groups

Corstorphine Community Council	<ul style="list-style-type: none"> • Against the proposed relaxation of the planning rules as currently exist in certain areas • Concerned that relaxation of rules could adversely affect retail vibrancy in the town centre which was felt to be a vital element of a healthy local community • Rows of non-retail street frontages generally seen to be an unattractive street feature • Appears to be an existing overprovision of eating facilities • Betting shops, pubs, saunas, tattooists etc and fast food takeaways were particularly unwelcome.
Police Scotland	<ul style="list-style-type: none"> • Some of the prospective changes of use the supplementary guidance covers will require further licensing from the City of Edinburgh Council and may impact on local residents • Having a consultation at an application stage with Police Scotland, licensing, trading standards and other relevant parties may help to give a better overview of the wider impact of a planning consent

Responses from Craigmount High School

Group 1	<ul style="list-style-type: none"> • Not too many charity shops should be allowed • Would like to see a Starbucks, a Henleys, a Game and a sweet shop
Group 2	<ul style="list-style-type: none"> • Would like to have cafes that you can sit in • A small cinema like the Dominion would be good • Starbucks, KFC, clothes shops
Group 3	<ul style="list-style-type: none"> • Less betting shops • Bigger cafes but less of them • A shop like Woolworths and more clothes shops e.g. Topshop, River Island, New Look • A cafe geared towards teenagers – free wifi and plugs for charges • An Argos would be good
Group 4	<ul style="list-style-type: none"> • Better variety of shops needed • Less hairdressers • Toy shop for children • Would like a Starbucks or Costa • Too many cafes in a row • Would like a Game or an HMV

Appendix 2: Summary of Issues with Council Response and Schedule of Responses – Gorgie/Dalry Town Centre

Issue	Council Response
<p>Gorgie/Dalry Community Council request for additional frontages to have restrictions on non-shop uses</p> <p>Comments from Gorgie/Dalry Community Council stated 109-191 Dalry Road 179-269 Gorgie Road should be given protection of up to one third of units to be allowed in non-shop use.</p>	<p>The number of units in non-shop use on the frontage on 109-191 Dalry Road has already exceeded one third. This frontage has therefore not been included as an area where up to one third of units can be in non-shop use</p> <p>.</p> <p>The frontage at 179-269 Gorgie Road currently has 30% of units in non-shop use with the former uses of vacant units counted. Not applying restrictions to this frontage may help to address the vacancies on this stretch of Gorgie Road.</p> <p>The Supplementary Guidance will be reviewed every 2 years and if the policy in the SG is not having the desired effect of ensuring a balance of shop uses and non-shop uses, restrictions on further changes of use would be considered.</p>
<p>Shopfront improvements</p> <p>Poor quality and maintenance of shop fronts were mentioned in some comments as a barrier, particularly in Gorgie/Dalry, to attracting greater footfall.</p>	<p>Comments on a need for shopfront improvements have been passed to the town centre co-ordinator.</p>
<p>Quality of shops/lack of independent retailers</p> <p>Several comments mentioned the quality of shops that occupied units and the lack of independent retailers as a barrier to overall town centre improvement that would attract new business and footfall.</p>	<p>The planning system concerns the use of land and buildings and legislation does not distinguish between types of shops. The SG aims to allow more mixed uses to support the town centre role.</p>

Schedule of Responses: Draft Supplementary Guidance – Gorgie/Dalry

Individual Responses

Heather Thompson	<ul style="list-style-type: none"> • Supports shop uses being kept at 98-128 Dalry Road • Also supports cafes and restaurants at 98-128 Dalry Road but not offices • Need for more accessible parking
Craig Fletcher	<ul style="list-style-type: none"> • Agrees with no further shop use loss at 98-128 Dalry Road • 18-78 Dalry Road could see more cafes and restaurants developed • Need for better residential parking
Tim Doggett	<ul style="list-style-type: none"> • Broadly agrees in principle with proposed policies • Further attention needs to be given to ensure existing shops are not closed down and changed to cafes or hot-food takeaways as this limits attractiveness of the area to shoppers • Only long term vacant units should be considered for a change of use • Very little public parking along Dalry Road and Gorgie Road due to redline restrictions • Could the closed Shell Garage be converted to public parking
Lorraine Allan	<ul style="list-style-type: none"> • Broadly agrees with proposed policies • Needs to be more of an emphasis on the community usage of buildings as opposed to commercial • No more pubs and less access to alcohol purchase – drug and alcohol misuse is a major issue in Gorgie/Dalry
George Andrew	<ul style="list-style-type: none"> • Does not see the need for a split between shop and non-shop uses • Need to encourage more quality business to the area and discourage business that takes advantage of vulnerable residents • More pedestrianisation and places for people to meet • There is a need for a proper strategy for Gorgie/Dalry to make it a more safe, vibrant and up and coming area that people want to move to • More greenspace and areas for young children to safely play in • More bins required to discourage littering
M. Taylor	<ul style="list-style-type: none"> • Would like to see 18-78 and 15-65 Dalry Road kept entirely as shops and cafes • Preferably keep all current shops if possible and only allow a change of use as a last resort • General aspect of the street could be improved by stamping down on litter and dog mess

	<ul style="list-style-type: none"> • The 'tidying up' and improvement of Haymarket because of the trams means the bottom of Dalry should be a very busy area
Helen Fogcely	<ul style="list-style-type: none"> • Strongly against proposals • The area highlighted in orange (98-128 Dalry Road) should be allowed to have more of a mix of uses • Quality of the shops in the area is really poor • Open to residential over having 'tatty' looking shops and vacant units
Lyn Middleton	<ul style="list-style-type: none"> • Would rather have more shops than offices and more independent shops instead of chains • Would not want to see more pawn shops and bookies • Likes and uses charity shops and believes they are a good service to the public • Environmental improvements required in Gorgie/Dalry – new parks, trees, flowers or even anything green
Angela Leake	<ul style="list-style-type: none"> • Agrees in principle with proposed policies – a third of a frontage in non-shop use is enough • Shop frontages in Gorgie/Dalry look shoddy in comparison to other parts of Edinburgh e.g. Stockbridge • It would be a good idea to encourage more independent retailers into the area • There are enough kebab takeaways and cafes • Need to offer incentives e.g. cheaper rent to use vacant units as 'pop-up shops' for businesses or colleges instead of making the area look run down
Kenneth Redpath	<ul style="list-style-type: none"> • Very much agrees with proposed policies • There is already a surplus of 'office type' buildings • Continuity of shopping space supported
Michael Z.	<ul style="list-style-type: none"> • Agrees in principle with proposed policies • Would like an area that people want to be in rather than going there for a specific purpose • Better pavements and more of a focus on public transport are required
Graeme Evans	<ul style="list-style-type: none"> • Pleased that part of Dalry Road is seeing more restrictions regarding shop unit proportions • Leisure uses along Dalry Road should be restricted – keep lap dancing clubs on Lothian Road despite the new hotel development at Haymarket • Concerned the Haymarket end of Dalry Road will come under pressure from leisure uses to support hotel development • Pedestrian crossing at Haymarket has a very short green man period which off putting to shoppers
Andrew Phillips	<ul style="list-style-type: none"> • Proposed policies seem a sensible proposition
Sarah Roberts	<ul style="list-style-type: none"> • Agrees with proposed policies • Important that shops remain in the area but it would be better to have units that are not vacant

	<ul style="list-style-type: none"> • Changes of use to restaurants and offices would be better than having vacant units
Dorothy Gardner	<ul style="list-style-type: none"> • Agrees with policies regarding shops • Need to restrict food and drink premises • Curtail late hours trading especially at McDonalds – food sales for 20 hours per day at weekends • Doorways at 343-347 Gorgie Road have had food packaging, excrement, urine, vomit, needles and condoms found in them
Bob Bryson	<ul style="list-style-type: none"> • Agrees with the intended enforcement of frontages having at least 2/3 shops • Try to keep the area as mixed use as possible – not a long string of charity shops
Juliet Wilson	<ul style="list-style-type: none"> • Agrees in principle with proposed policies • Perhaps a restriction on specific services is required e.g. betting shops and pawn shops
Ross Jamison	<ul style="list-style-type: none"> • A priority on shops is positive – a balance of 2/3 shops to 1/3 other uses seems appropriate • Doesn't think it matters if there are more than 3 consecutive non-shop uses
Tom Adamson	<ul style="list-style-type: none"> • Generally agree with proposed policies • Important not to have shops lying empty – would favour a change of use if it filled a vacant unit • A grant scheme to encourage shop owners to freshen up their frontages would be helpful • Perhaps a limit to the number of charity shops in a certain area might help to protect the Council's revenue stream in terms of rates
Linda Adamson	<ul style="list-style-type: none"> • Agrees with proposed policies • Empty shops pull down the area and changes of use may help to make the area more attractive • The existing shops and restaurants in the area should be encouraged to tidy up and paint their shop fronts – this may encourage people to buy or rent empty premises and improve the area • Being unable to turn into Robertson Avenue from Gorgie Road, if approaching from Aldi, is a nuisance
Anne Cameron	<ul style="list-style-type: none"> • Thinks that the shops should remain as shops with restrictions on estate agents and bookies
Bernard Murphy	<ul style="list-style-type: none"> • Agrees with the proposals to have at least 2/3 shops and 1/3 other uses
Philip Scott	<ul style="list-style-type: none"> • Agrees with Policy GD 1 that 98-128 Dalry Road should remain in shop use – that part of the street forms an important junction between a series of residential areas/developments which benefit from having access to shops like the Co-op, Maplin and other charity outlets. • The junction provides a natural focus point with good public and private transport access – ideal for shops to thrive. • Agrees with Policy GD 2 – the policy promotes a mix of uses

	which is needed if the area is to develop.
Heather Robertson	<ul style="list-style-type: none"> • Observes that the Council's approach to planning in this respect is reactive • Asks if the Council has any pro-active leverage in encouraging a healthy range of shop uses – lack of a proper baker and aside from Sainsbury's there are no clothing retailers on Gorgie Road • Pavements along Gorgie Road are grubby • Dalry is a brighter area with more on offer to a wandering shopper • Regarding Gorgie Road, asks if there can be incentives to attract the type of retailers the area lacks, help prospective and existing retailers keep their window displays, shop frontages and pavements outside their units clean

Responses from Organisations/Community Groups

Dalry Colonies Residents Association	<ul style="list-style-type: none"> • Concerned that the new rules will be a one size fits all with Gorgie and Dalry having slightly different needs and concerns in relation to the shop frontages. • It would be good for policy to have some flexibility regarding what works for one area and not the other: i.e. it was mentioned there is nowhere to go for a meal after 6pm in Gorgie – whilst in Dalry we have a high concentration of restaurants and takeaways. • Supportive of a mixed high street – would be keen to see the new proposals support a mix of retail, restaurants, cafes, services etc and for the new policies to have certain protections to ensure a mixed use of retail, restaurants, cafes, services etc. • It would be good if there were some safeguards to an existing variety of shops - it would be a shame if a shop owner evicted a tenant in order to replace them with a more lucrative occupier under the new proposal • Would like to see more information on what is currently permissible and what is not.
Gorgie/Dalry Community Council	<ul style="list-style-type: none"> • Generally supportive of policies in the guidance • Proposals do not offer enough protection to west side of Dalry Road from conversion of shops to residential use • The South side of Dalry Road from West End Place to Orwell Place should be given the protection of no more than 1/3 non shop use because of recent planning consents for student housing creating more demand for shopping and services • The South side of Gorgie Road from Robertson Avenue to Wardlaw Street should be protected in the same way, i.e. no more than 1/3 non shop use
Police Scotland	<ul style="list-style-type: none"> • Some of the prospective changes of use the supplementary guidance covers will require further licensing from the City of Edinburgh Council and may

	<p>impact on local residents</p> <ul style="list-style-type: none"> • Having a consultation at an application stage with Police Scotland, licensing trading standards and other relevant parties may help to give a better overview of the wider impact of a planning consent
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Tynecastle High School Responses

Group 1	<ul style="list-style-type: none"> • Less hairdressers, beauty shops etc • Coffee shops and more places to sit in • No more takeaways • More old fashioned shops – bakers, grocer etc • Like supermarkets – Morrisons, Scotmid etc
Group 2	<ul style="list-style-type: none"> • Mostly agree with proposals • More supermarkets • Less pubs and take-away places • More restaurants where you can sit in and eat • More places with free wifi
Group 3	<ul style="list-style-type: none"> • Too many charity shops • Too many hairdressers/barbers • Too many corner shops • Too many empty shop units • Would like more coffee shops/cafes



Appendix 3

Supplementary Guidance: Corstorphine Town Centre

Introduction

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 from a shop use to a non-shop use. 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

Corstorphine Town Centre area is shown on the map at the back of the document. A mix of uses currently exists within the town centre including shops, cafes and pubs.

Ensuring that Corstorphine Town Centre has a variety of shops is important in maintaining it as a destination for shopping. 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?

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

CT 1: Planning permission will be granted for the change of use of a unit in shop use to a non-shop use on the following frontages provided the change will not result in more than one third of the total number of units in the frontage being in non-shop use:

- 109-163 St John's Road
- 1-12 Ormiston Terrace & 181-195 St John's Road
- 243-295B St John's Road

CT 2: Elsewhere within the defined Corstorphine Town Centre a change of use from a 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

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](#)

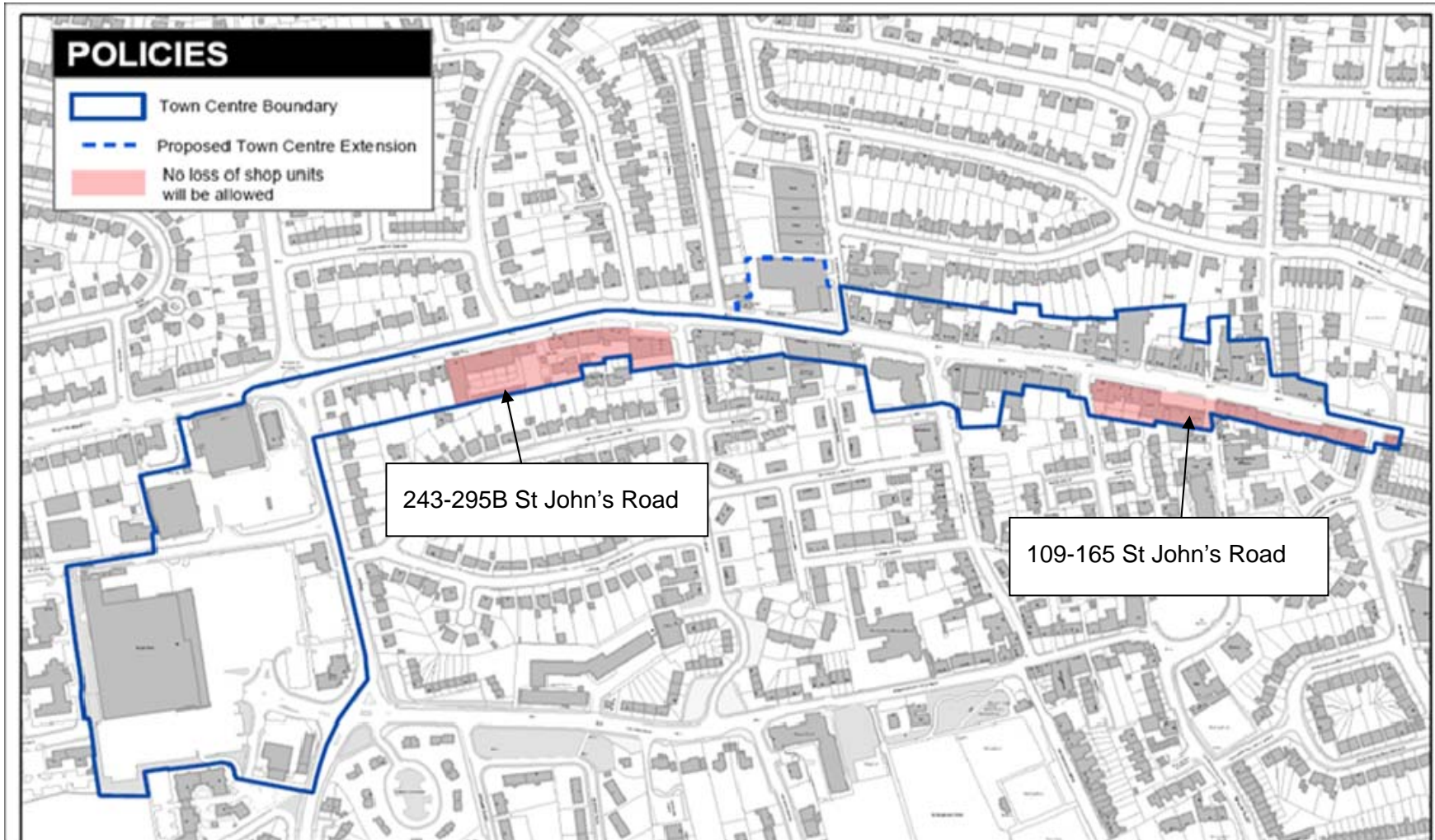
Any proposals for food and drink, pub and hot-food takeaway uses will also be assessed against the criteria in policies Ret 10: Food and Drink Establishments and Hou 7: Inappropriate Uses in Residential Areas.

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](#) or contact the [Business Gateway](#).

Policies Map



Draft for Consultation Policies Map





Appendix 4

Supplementary Guidance: Gorgie/Dalry Town Centre

Introduction

Gorgie/Dalry 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 Gorgie/Dalry Town Centre from a shop use to a non-shop use. 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

Gorgie/Dalry Town Centre area is shown on the maps at the back of the document. 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. 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?

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

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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

GD 1: Planning permission will be granted for the change of use of a unit in shop use to a non-shop use on the following frontages provided the change will not result in more than one third of the total number of units in the frontage being in non-shop use:

- 194-256 Gorgie Road
- 15-65 Dalry Road
- 18-78 Dalry Road
- 98-128 Dalry Road

GD 2: Elsewhere within the defined Gorgie/Dalry Town Centre a change of use from a 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

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

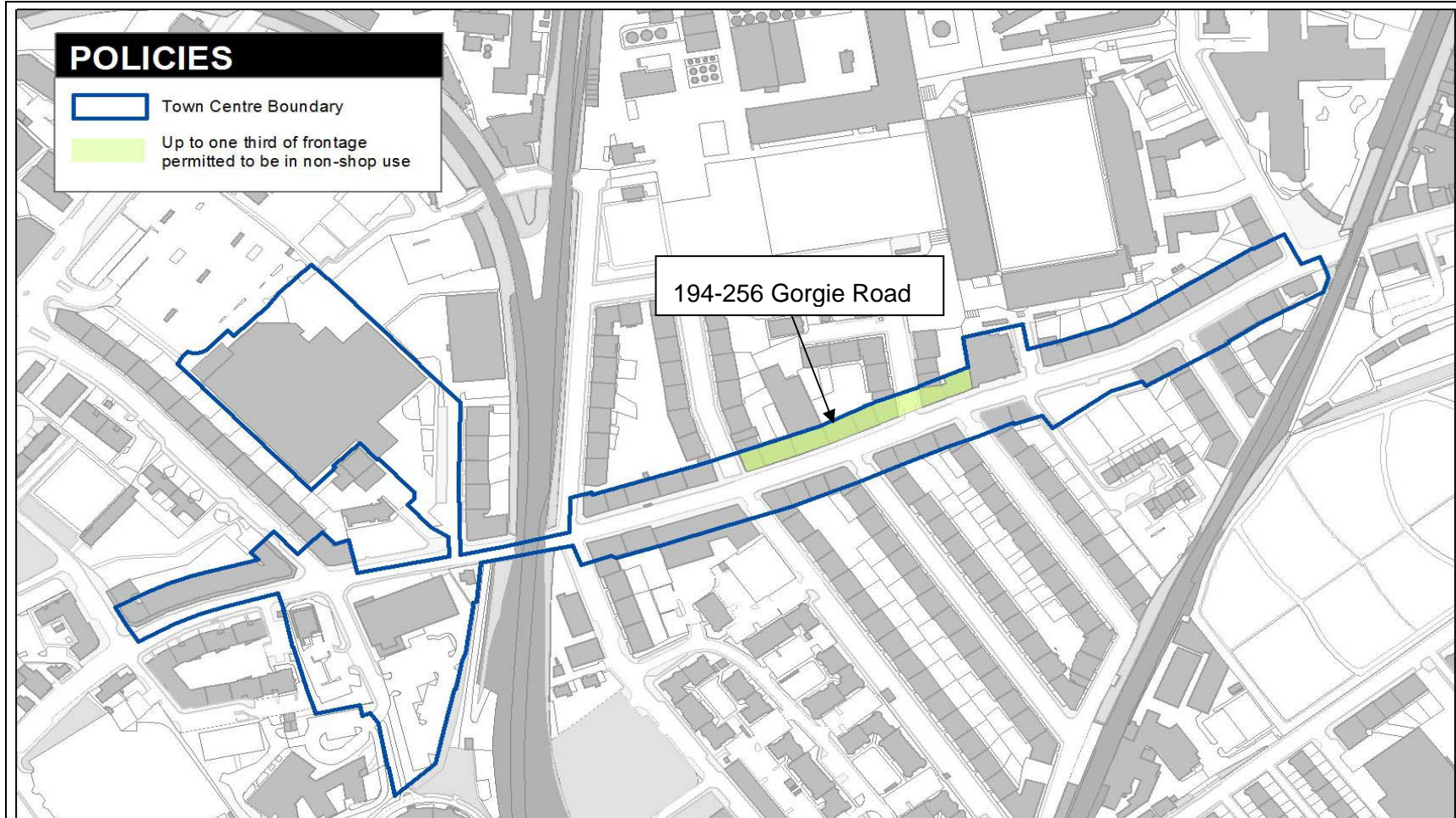
- Ret 2: Town Centres – generally supports shop uses in town centres.
 - Ret 10: Food and Drink Establishments
 - Hou 7: Inappropriate Uses in Residential Areas
- } These policies consider the impact of proposals on nearby residents
- [Guidance for Businesses](#)

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.

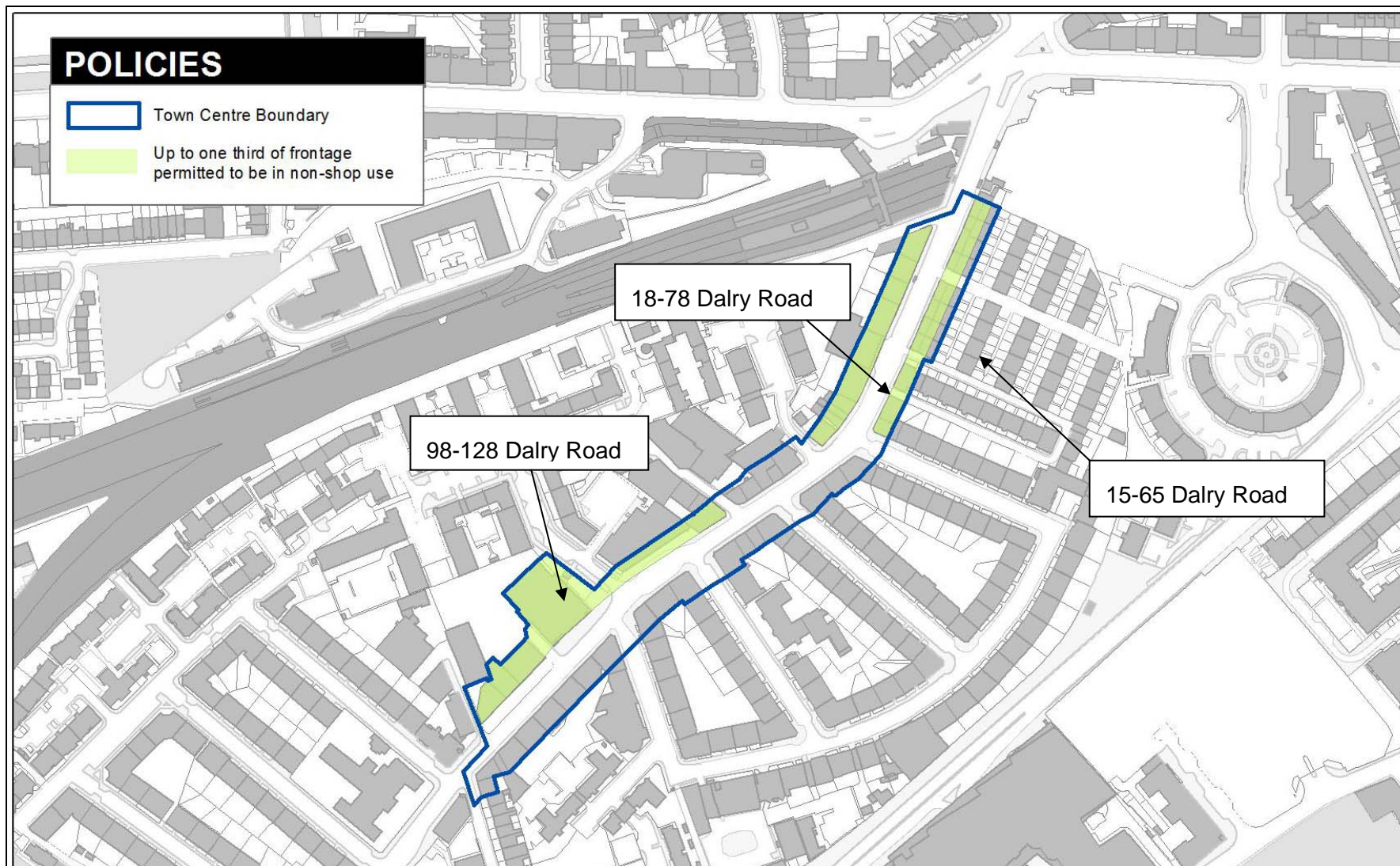
This document deals with the principles of changes of use for planning purposes. Food and drink, pub and hot-food takeaway uses will often require other consents and are subject to separate controls by [licensing](#) for alcohol, hours of operation and outdoor pavement seating. For more information on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

Policies Maps

Gorgie

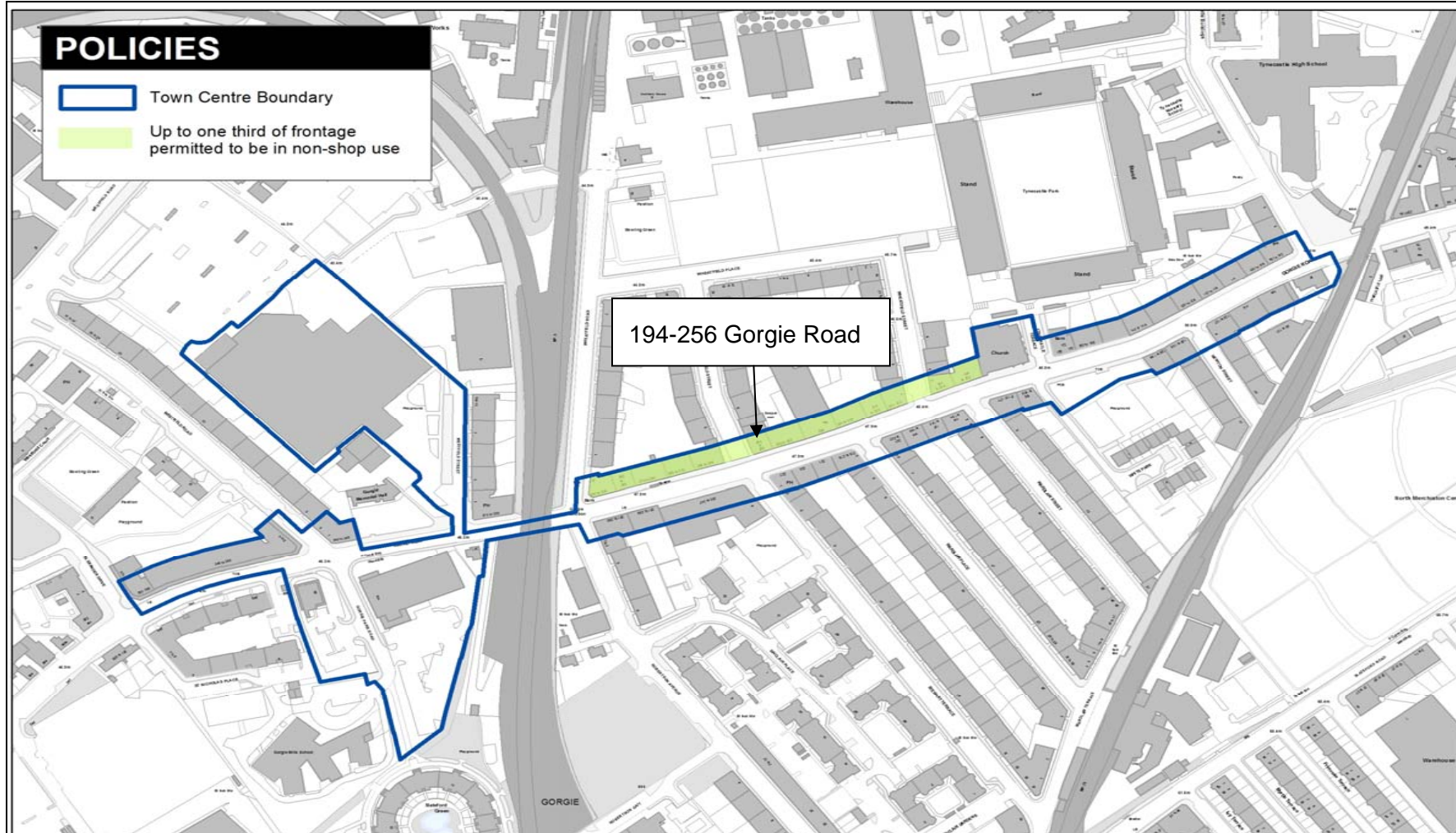


Dalry



Draft for Consultation Policies Maps

Gorgie



Dalry

