



Formartine Area Committee Report – 23 August 2022

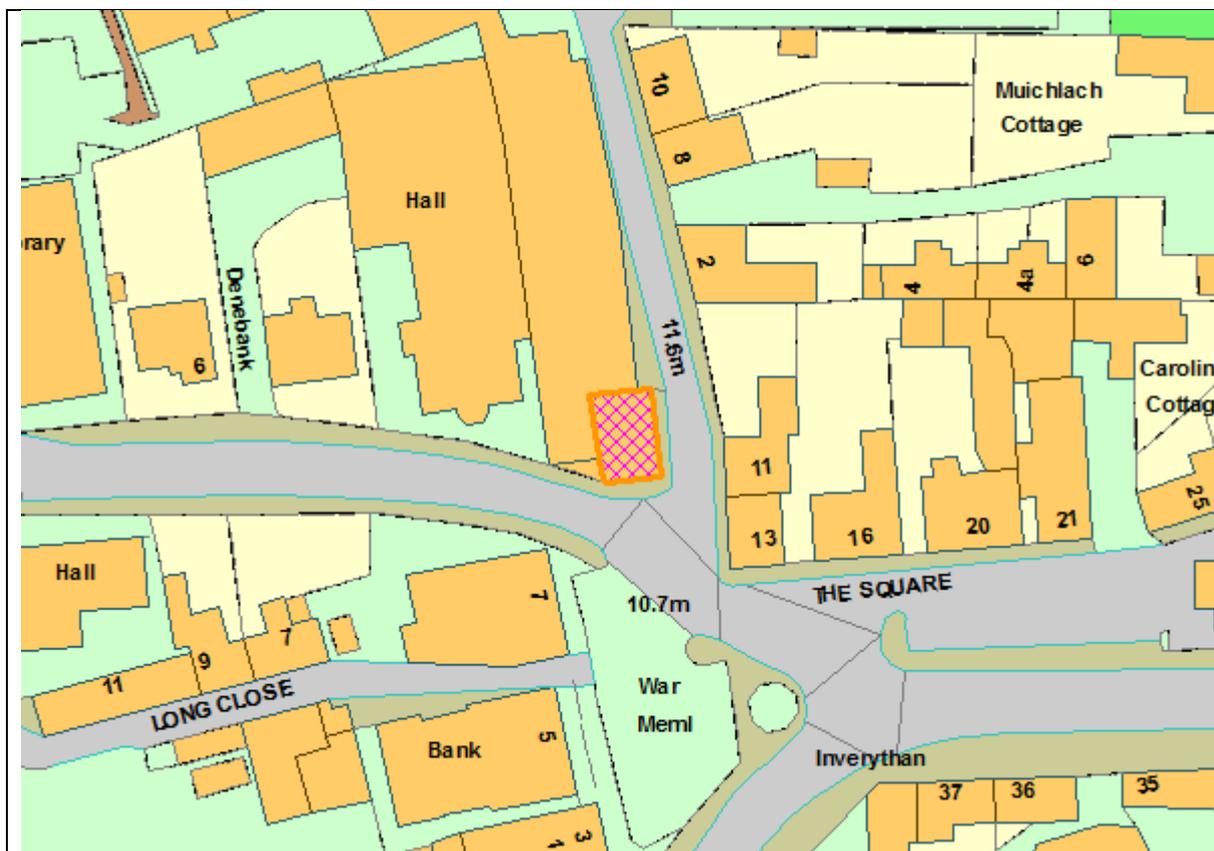
Reference No: APP/2021/1590

Full Planning Permission for Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway) at Greens of Ellon, The Square, Ellon, Aberdeenshire, AB41 9JB

Applicant:
Agent:

Mr Gorkem Gorur
Mantell Ritchie

Grid Ref:	E:395820 N:830550
Ward No. and Name:	W09 - Ellon And District
Application Type:	Full Planning Permission
Representations:	9
Consultations:	4
Relevant Proposals Map:	Aberdeenshire Local Development Plan
Designations:	AHMA
Complies with Development Plans:	Yes
Main Recommendation:	Grant



NOT TO SCALE

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1. Reason for Report

- 1.1 This item first came before Committee for consideration on 26 April and then on 14 June, both in 2022, prior to the changes to the Scheme of Governance being approved by the Scottish Government on 4 July, 2022. As such, under the new Scheme of Governance, the Committee is able to consider and take a decision on this item in terms of Section B.8.1 of Part 2A List of Committee Powers and Section C.3.1e of Part 2C Planning Delegations of the Scheme of Governance as the application recommended for approval is in accordance with the Development Plan and there has been valid objection from third parties. In respect of the additional requirement for Local Member referral to Area Committee, and the absence of such, it remains competent for this Committee to determine the application given Members' prior consideration of the application at Committee on 26 April and 14 June, 2022.
- 1.2 This application was initially considered but deferred at the meeting of the Formartine Area Committee on 26 April 2022 as there was insufficient information to determine, with a recommendation that a site visit is considered.
- 1.3 This application was deferred at the last meeting of the Formartine Area Committee on 14 June 2022 for a site visit. The site visit was carried out on 19 July 2022. Since the last Area Committee, the agent has provided additional information. This includes:
- Written confirmation of opening hours
 - Monday – Friday 12:00 hours – 23:00hours
 - Saturday – Sunday 12:00hours – 24:00 hours
 - Letter from the owners of the unit, Greens of Ellon, confirming the arrangement for all waste collection and deliveries for the proposed unit will remain exactly the same as those for Greens of Ellon store.
- 1.4 The Head of Finance and Monitoring Officer within Business Services have been consulted in the preparation of this report and their comments are incorporated within the report and are satisfied that the report complies with the Scheme of Governance and relevant legislation.

2. Background and Proposal

- 2.1 This application seeks full planning permission for a Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway) within Greens of Ellon. The building is located within The Square on the corner of Station Road and Schoolhill Road, in the town centre of Ellon, as defined within the Aberdeenshire Local Development Plan 2017. **Appendix 1 contains the Location Plan.**
- 2.2 The development area forms part of the ground floor of a modest two-storey building which comprises a shop/store. The first floor contains a residential flat.

- 2.3 The Square public car park sits directly opposite with additional short-term parking on Station Road and additional parking off Long Close.
- 2.4 The existing ground floor frontage faces onto Station Road looking onto The Square. Currently, the retail unit is accessed via an exterior door off Station Road. There are no further public external access points. The property has private access to the storage area at the rear of Schoolhill Road.
- 2.5 The building is street-facing on two elevations, as are most of the surrounding structures due to the urban nature of the immediate and broader area. The area is predominately mixed-used with small business and residential premises, consisting of a mix of buildings styles and periods.
- 2.6 The development would consist of internal alterations to separate the development area from the existing retail shop. The installation of counter space, kitchen and a sitting/waiting area would be located to the front of the unit. The entrance door to the rear would be blocked up and a new accessible toilet would be installed to the rear of the unit. **Appendix 2 contains the Ground Floor Plan and Appendix 3 the Elevations and First Floor Plan.**
- 2.7 An extraction system already in place is to be utilised with a new flue to be located on the Schoolhill Road elevation. The galvanised flue would measure approximately 5.9 metres in height and would sit 2.1 metres higher than the eaves but no higher than the ridgeline.
- 2.8 There would be no further external changes to the fabric of the building, and the unit would connect to existing services.
- 2.9 Relevant planning history is limited to application reference APP/2021/1869 for the change of use of a first-floor unit from an office (Class 2) to a flat (Sui Generis). Full Planning Permission (FPP) was granted on 28 January 2022.
- 2.10 A Litter Prevention Action Plan written by Mantel Ritchie was submitted following comments from Waste Management.
- 2.11 There have been no variations or amendments to the application.

3. Representations

- 3.1 A total of 9 valid representations (1 support/8 objections) have been received as defined in the Scheme of Governance. This does not include multiple representations from the same household which equate to 11 letters in total. All issues raised have been considered. The letters raise the following material issues:

Objection

- *Potential nuisance from litter and odours.*
- *Amenity impacts due to traffic increase, pedestrian increase and associated noise*
- *Extra traffic causing parking issues and pedestrians crossing road*

- *Inappropriate site for a takeaway*
- *Close to residential properties*
- *No suitable area for bins, recycling and other waste disposal*
- *Proliferation of takeaways in town*

Support

- *Great to see the unit filled*
- *Increase in choice available*

4. Consultations

Internal

4.1 **Environment and Infrastructure Services (Environment Health)** has advised no objection following receipt of additional information submitted, subject to conditions and informatives.

4.2 **Environment and Infrastructure Services (Roads Development)** has advised it has no comment.

4.3 **Environment and Infrastructure Services (Waste Management)** initially objected to the development. Following the submission of additional information it has commented that it is satisfied with the Litter Prevention Action Plan and requested an informative for a review period.

External

4.4 **Scottish Water** has no objection to this planning application, advised that the development will be fed from Invercarnie Water Treatment Works and that is currently sufficient capacity for a foul only connection in the Ellon Waste Water Treatment works.

5. Relevant Planning Policies

5.1 Scottish Planning Policy

The aim of the Scottish Planning Policies is to ensure that development and changes in land use occur in suitable locations and are sustainable. The planning system must also provide protection from inappropriate development. Its primary objectives are:

- to set the land use framework for promoting sustainable economic development;
- to encourage and support regeneration; and
- to maintain and enhance the quality of the natural heritage and built environment.

Development and conservation are not mutually exclusive objectives; the aim is to resolve conflicts between the objectives set out above and to manage change. Planning policies and decisions should not prevent or inhibit

development unless there are sound reasons for doing so. The planning system guides the future development and use of land in cities, towns and rural areas in the long term public interest. The goal is a prosperous and socially just Scotland with a strong economy, homes, jobs and a good living environment for everyone.

The section for Promoting Town Centres states that the Planning System should encourage a mix of uses in town centres to support their vibrancy, vitality and viability. It does go on to note that there are concerns about the number and clustering of some non-retail uses, such as betting offices and high interest money lending premises, in some town and local centres. It outlines that Development Plans should include policies to support an appropriate mix of uses in town centres, local centres and high streets. Where a town centre strategy indicates that further provision of particular activities would undermine the character and amenity of centres or the well-being of communities, plans should include policies to prevent such over-provision and clustering.

5.2 Aberdeen City and Shire Strategic Development Plan 2020

The Strategic Development Plan (SDP) was approved on 12 August 2020.

The purpose of this Plan is to set a clear direction for the future development of the City Region. It sets the strategic framework for investment in jobs, homes and infrastructure over the next 20 years. All parts of the Strategic Development Plan area will fall within either a strategic growth area or a local growth and diversification area. Some areas are also identified as regeneration priority areas. There are also general objectives identified. In summary, these cover promoting economic growth, promoting sustainable economic development which will reduce carbon dioxide production, adapt to the effects of climate change and limit the amount of non-renewable resources used, encouraging population growth, maintaining and improving the region's built, natural and cultural assets, promoting sustainable communities and improving accessibility in developments.

The Aberdeenshire Local Development Plan 2017 will continue to be the primary document against which applications are considered. The Aberdeen City & Shire SDP 2020 as approved forms part of the Development Plan.

5.3 Aberdeenshire Local Development Plan 2017

Policy B2 Town centres and office development
Policy P1 Layout, siting and design
Policy P4 Hazardous and potentially polluting developments and contaminated land
Policy RD1 Providing suitable services

5.4 Proposed Aberdeenshire Local Development Plan 2020

Aberdeenshire Council on 5 March 2020 resolved to agree the Proposed Aberdeenshire Local Development Plan (LDP) 2020 as the ‘settled view of the Council’ on what the final adopted content of the LDP 2022 should be. The Proposed LDP 2020 is a material consideration in the determination of planning applications. The Planning Authority must therefore assess what weight it should have in the context of this particular application. The Reporter’s report of Examination of the Proposed LDP 2020 has now been published (24 June 2022). Notwithstanding, there is currently no authority to use the Proposed Local Development plan as a substitute for the Local Development Plan 2017. The weight that can be given to the phrase “settled view of the Council” can only be interpreted in the context of the publication of the Proposed Local Development Plan 2020 (March 2020). Even with the certainty associated with the Reporters’ Report it still remains only a material consideration in determining planning applications. However, consideration will be given on a case by case basis where the weight of the Reporter’s Report should be given overwhelming significant weight when it is most advantageous to the applicant’s proposals. SPP Paragraph 34 is of associated relevance.

The Scheme of Governance reserves determination of planning policy to Full Council for resolution. As such, not until the Proposed Local Development Plan 2020 has been formally adopted by Full Council (as LDP 2022) can this be considered as the Council’s ‘settled view’.

It should be borne in mind that the LDP has been written to be implemented as a whole and not the selective use of agreeable parts.

On the 18 April 2022 with reference to the legislation the LDP 2017 became technically ‘out of date’. Notwithstanding this, the Aberdeenshire LDP 2017 remains the primary document against which planning applications should be determined until such time as a new LDP for the area is adopted. Currently Scottish Planning Policy (SPP) deals with this circumstance at Paragraphs 32 to 34. The policies of the LDP 2017 are reflective of the policy position within SPP. Both SPP and the National Planning Framework 3 are confirmed as significant influences on the content of the plan, as confirmed within Section 2 – ‘Influences of the Plan’. In summary, when a development plan is more than five years old the presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits. All of these matters however are already embedded within the policies of the Local Development Plan 2017 and deemed robust in their consideration.

5.5 **Other Material Considerations**

Town Centre First Principle Policy
Aberdeenshire Town Centre Health Check 2015 and September 2021

6. Discussion

- 6.1 Paragraph 33 of Scottish Planning Policy (SPP) states that where a development plan is more than five years old, the presumption in favour of development that contributes to sustainable development will be a significant material consideration.
- 6.2 This must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.
- 6.3 The policies contained in the Local Development Plan 2017 remain compliant with the principles of sustainable development as guided by the SPP and therefore provide an appropriate basis for the determination of this application.

Principle of Development

- 6.4 Policy B2 Town centres and office development allows for changes of use within defined town centres providing they are conveniently accessible by all modes other than the private car. In addition, they must be appropriate to the scale and function of the settlement and support an appropriate mix of uses within the town centre.
- 6.5 In this case, the property unit is empty and adjacent is a grocer. As the character of this section of the street is already mixed-use, changing part of the ground floor of the building into a takeaway would not significantly alter the nature of the neighbourhood but add to the area's character by providing a new business within the town centre, adding to the footfall along the street and supporting local employment. In addition, the proposed use change will require minimal external alterations to the property. Changes include the installation of an entrance door that will be road facing to allow customer access. As such, the streetscape will not change.
- 6.6 The development is within walking distance of the settlement's main High Street and sits along one of the primary bus routes. In addition, the wider area has a mix of uses including residential and are easily accessible. There is sufficient on-road parking in the vicinity to accommodate the site's continued operation. Furthermore, the change of use will utilise the existing utilities. Therefore, its proposed use would not impact any current or proposed use of neighbouring sites or the accessibility of future potential development areas. As such, the principle of development can be established under Policy B2 and the proposal complies with Policies P1 Layout, siting and design.

Other Material Considerations

- 6.7 The proposal received eight objections that raised concerns, including:
- Potential nuisance from litter and odours.

- Amenity impacts due to traffic increase, pedestrian increase and associated noise
 - Extra traffic causing parking issues
 - Proliferation of takeaways
- 6.8 The proposal received one letter of support advocating that its "Great to have the unit filled and increase the choice available in the town".
- 6.9 As the site is within a town centre, which is an area of mixed-use, a certain degree of noise may be expected in this busy location. The Planning Service notes that there is likely to be an increase in footfall and increased traffic but these amenity impacts are an inevitable consequence of the operation of the business. Environment and Infrastructure Services (Environmental Health) response does not consider any loss of amenity resulting from this. However, they do advise that properly applied control measures will limit any noise and odour amenity loss to a reasonable level.
- 6.10 It is unlikely the proposal would have a significant detrimental impact on the amenity of the locality by way of noise or odours. The development will use the existing extractor system and new flue to be sited on Schoolhill Road elevation. The proposed flue will be sited to the exterior of the first floor and sit above the eaves. Irrespective of planning permissions in place, the applicant/proprietor of the business would also be subject to separate public order legislation regarding noise levels. Considering the relevant Environmental Health / Public Order legislation and the proposed conditions to protect noise nuisance emanating from the premises, it is expected the residential amenity of the locality will be suitably protected. Therefore, the Planning Service is satisfied that the development can be controlled to safeguard amenity through relevant conditions relating to noise curve limitations and compliance with the reports, allowing the proposal to accord with Policy P4 of the Aberdeenshire Local Development Plan 2017.
- 6.11 It is recognised that any form of retail or commercial venture within a settlement is typically associated with noise and additional footfall, but any behavioural issues, such as anti-social behaviour or littering, cannot be controlled through planning. Regarding potential issues related to anti-social behaviour and/or littering, this is primarily a matter for Police Scotland. The Planning Service is not in a position to pre-empt the behaviour of what may or may not be attributable to patrons of the premises.
- 6.12 Parking can be accommodated in the opposite parking area known as The Square and short-term on-street parking at Station Road. Those using the business would not be staying for long periods. Therefore, it is determined that the impact on parking amenities is deemed acceptable and would not cause any long-term negative impact. Roads have not raised any concerns concerning increased traffic or parking.
- 6.13 The unit will continue to use the existing connection to services. In terms of recycling and waste from the premises, internal storage is proposed within the building and its curtilage, which can be accessed to the rear of the building.

Commercial waste arrangements will be required to be made with the Council's Waste Management service who have no objection to the development and accept the submitted Litter Prevention Action Plan but advise a review period is needed. As such, the proposal complies with Policy RD1 Providing suitable services.

- 6.14 Whist there are other similar businesses within the town centre, there is currently no policy that restricts the number of similar businesses within the town centres of Aberdeenshire. The Town Centre Health check for Ellon was previously published in 2015 and is now out of date, but it did not highlight this as an issue. The recently published 2021 Health Check highlights there are 5 hot food takeaway units and 42 retail (Class 1 units). The main observations from the public focus on the lack of variety of retail within the town centre rather than the overprovision of hot food takeaways. In addition to shops and offices which predominately open during the day, evening and night-time activities have the potential to increase economic activity within town centres and provide additional employment opportunities. They can allow town centres to diversify and offer services beyond retail.
- 6.15 The proposal in contributing to economically, environmentally, and socially sustainable places through new economic benefit, making efficient use of existing capacities of buildings, having regard to the principle for sustainable land use and supporting the delivery of business development, would all contribute towards sustainable development. This carries significant material weight lending itself to an approval.
- 6.16 In conclusion, the property will continue to provide services within the town centre. While there will now be a takeaway adjacent to the existing grocers, it is easily accessed on foot, or by public or private transport. The neighbourhood's character will be unchanged as the external changes are minimal to allow the installation of an exterior door to be road-facing and the street already consists of a mix of uses. There is sufficient public parking in the immediate area therefore there will be no significant loss of amenities and the unit will continue to connect to existing services. The proposal complies with Policy B2 Town centres and office development and all other relevant policies of the Aberdeenshire Local Development Plan 2017, and as such, the Planning Service recommends that permission is granted with conditions.
- 6.17 In assessing the proposed development against the wider policies of SPP and the LDP 2017 and any other material considerations, there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

7. Area Implications

- 7.1 In the specific circumstances of this application there is no direct connection with the currently specified objectives and identified actions of the Local Community Plan.

8. Implications and Risk

- 8.1 An integrated impact assessment is not required because the granting or refusing of the application will not have a differential impact on the protected characteristics of the applicant or any third parties.
- 8.2 There are no staffing and financial implications.
- 8.3 There are no risks identified in respect of this matter in terms of the Corporate and Directorate Risk Registers as the Committee is considering the application as the planning authority in a quasi-judicial role and must determine the application on its own merits in accordance with the Development Plan unless material considerations justify a departure.
- 8.4 No separate consideration of the current proposal's degree of sustainability is required as the concept is implicit to and wholly integral with the planning process against the policies of which it has been measured.

9. Departures, Notifications and Referrals

9.1 Strategic Development Plan Departures

None

9.2 Local Development Plan Departures

None

- 9.3 The application is not a Departure from the Local Development Plan or Strategic Development Plan and no departure procedures apply.
- 9.4 The application does not fall within any of the categories contained in the Schedule of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and the application is not required to be notified to the Scottish Ministers prior to determination.
- 9.5 The application would not have to be referred to Infrastructure Services Committee in the event of the Area Committee wishing to grant permission for the application.

10. Recommendation

10.1 GRANT subject to the following conditions:-

- 01. Noise from the premises shall not exceed Noise Rating Curve 25 when measured at a point outside any noise sensitive building at least 3.5m from any reflecting surface other than the ground or within a habitable room of any noise sensitive dwelling.

Reason: To ensure that noise from the development does not result in undue loss of amenity for surrounding properties.

02. The premises shall not be brought into use unless details of an odour controls system to be installed in the premises have been submitted to and approved in writing by the Planning Authority. The design of the proposed system shall have regard to the EMAQ guidance document 'Control of Odour and Noise from Commercial Exhaust Systems'. The premises shall not open for business/operate unless the odour control system has been installed in accordance with the approved details and its operation has been demonstrated to the Planning Authority. Once provided, the approved odour control system shall be permanently retained thereafter.

Reason: To ensure that odour from the development does not result in undue loss of amenity for surrounding properties.

03. No works in connection with the development hereby approved shall take place unless details of a suitably sized and positioned grease trap have been submitted to and approved in writing by the Planning Authority. The development hereby approved shall not be brought into use unless the grease trap has been installed in accordance with the approved details.

Reason: To prevent excessive amounts of grease, oils and food from the premises entering the public foul sewer and thereby ensuring there is no adverse impact on the public foul sewer from the development.

10.2 Reason for Decision

01. The Planning Authority considers that the application is for a development that is in accordance with the Aberdeenshire Local Development Plan 2017.

The proposed change of use respects the scale, density, character and amenity of the surrounding area. It would not have an unacceptable impact upon adjacent land uses and residential properties by means of noise or odour and there is safe and convenient access for parking, storage and collection of waste. The proposal is therefore in accordance with Policy B2 Town centres and office development, Policy P1 Layout siting and design, Policy P4 Hazardous and potentially polluting developments and contaminated land and Policy RD1 Providing suitable services.

The presumption in favour of sustainable development is a significant material consideration, this must be balanced against any adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits.

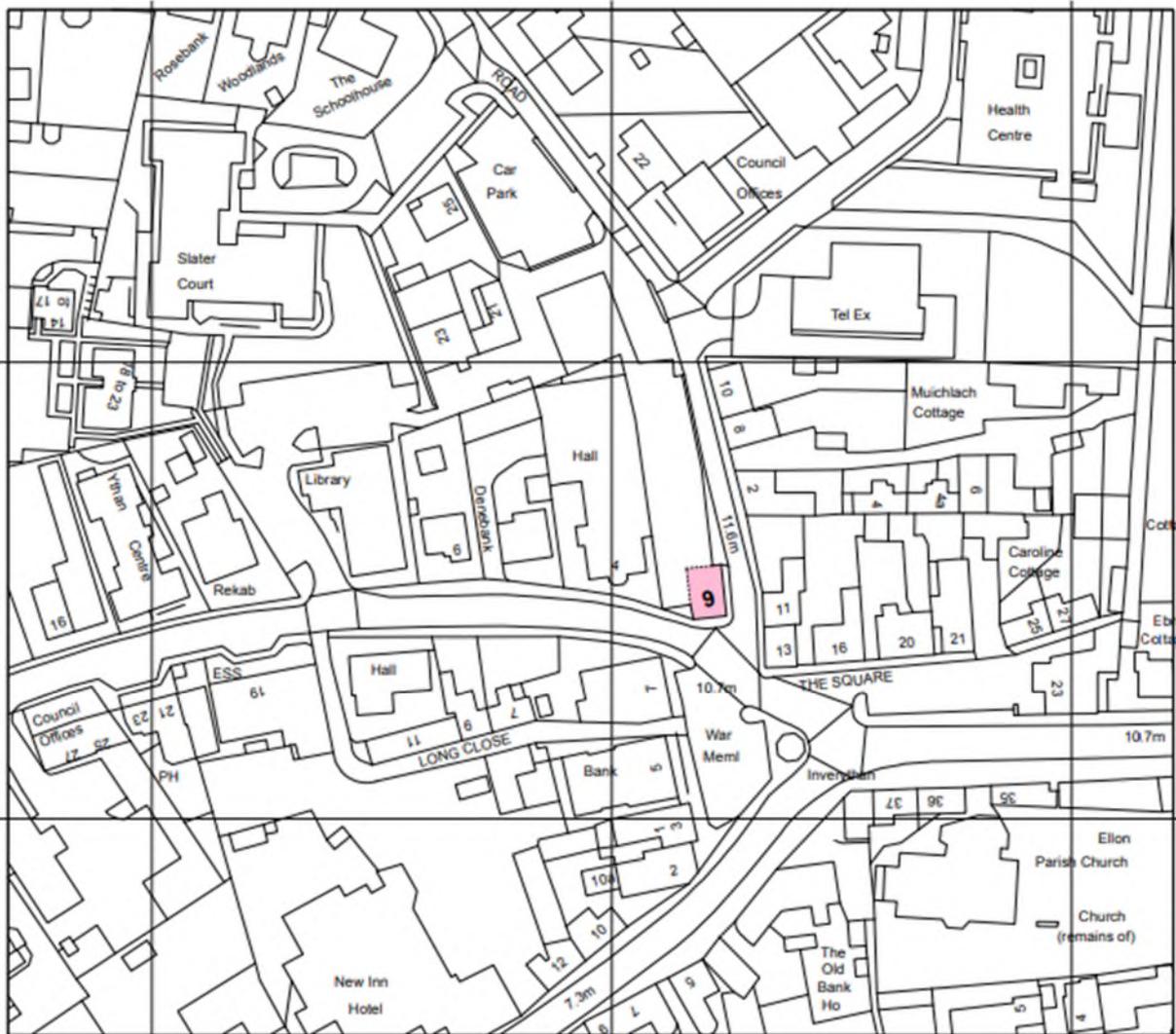
The proposed development accords with the Scottish Planning Policy principles of sustainable development. This carries significant material weight lending itself to an approval.

In assessing the proposed development there were no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposal.

Alan Wood
Director of Environment and Infrastructure Services
Author of Report: Ann Ramsay
Report Date: 01 August 2022

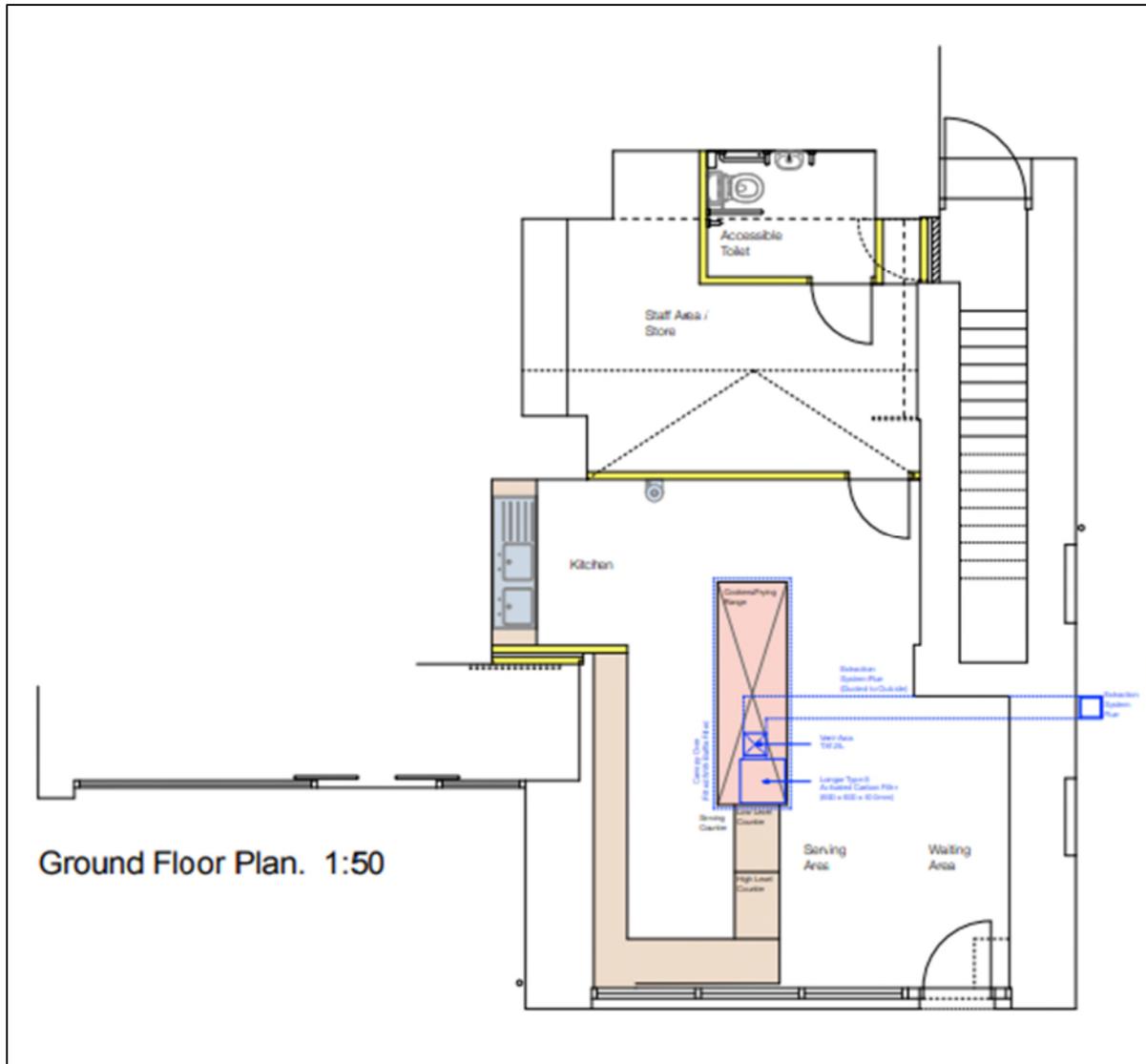
APP/2021/1590
Location Plan

Appendix 1



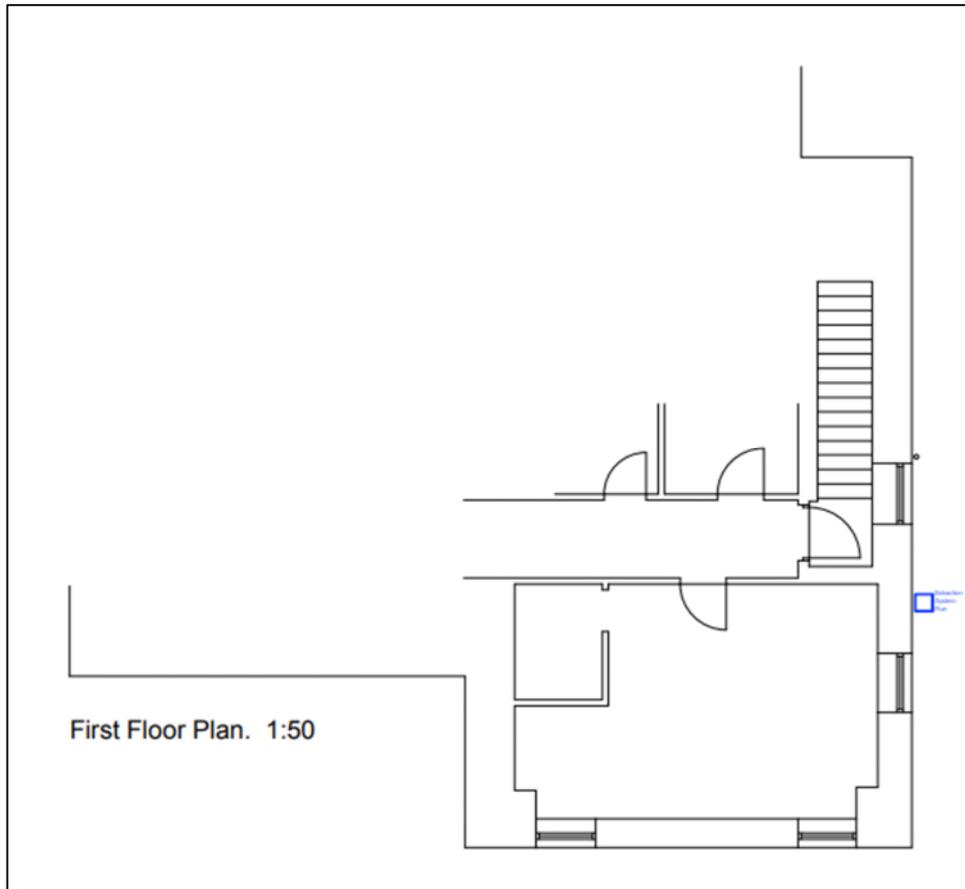
APP/2021/1590
Site Layout

Appendix 2



APP/2021/1590
Elevations and Floor Plan

Appendix 3



Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Cisseem Genc

Address: 24 knockothie road Ellon Ab419eg

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many takeaways in Ellon. We have enough eating places.

Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mr Graham Booth

Address: 10 schoolhill road ab41 9ah Ellon Ab41 9ah

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:On hearing about a takeaway opening up just down my street from my address. The roads already a problem with traffic and cars parking where they like with no concern for others, parking on the one way street next to the building causing traffic jams and cars not stopping for pedestrians crossing, the amount of rubbish already is a disgrace being left around with greens of ellon open. Its a dangerous area already and a new takeaway will just make it worse causing more problems to the public

Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mr Joseph Gray

Address: 6 Maree Terrace Ellon Ab41 9GD

Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Great to have the unit filled and increase the choice available in the town.

Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mr david brown

Address: 9 station road ellon ab419ae

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are a number of reasons why i have chosen to object to this change of use at the aforementioned address and i have listed my reasons below;

> In my own opinion the town center of Ellon has sufficient fast food outlets to offer a varied choice and sustain demand

> Where the premise is located is a hazard pinch point with road traffic coming from several directions, which could increase the risk of accidents given there would be increased numbers of people visiting the premise and having to cross roads to access their vehicles in the nearby car parks

> Being a resident of Station Road, it is becoming evident that this area of Ellon has an increasing litter problem so providing another fast food outlet would inevitably increase the amount of litter found on the street

> Having lived in my property for over 4 years now, i enjoy the tranquil nature of this location in the evenings and i would not like anything to disrupt this, so i believe providing an establishment of this kind would raise the noise levels later into the evenings

Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mrs Fiona Low

Address: Denebank Station Road Ellon AB41 9AE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I live very close to this unit, in an area which has a split of commercial and private housing. While I support the existing businesses, I do not feel that it is an appropriate site for a takeaway, which I am assuming will be opening later in the evenings, due to amount of residential properties in very close proximity. The corner they are looking at can become very congested with pedestrians already, and it can be difficult to pass without having to step onto the road. Additional footfall can only make this worse. In addition there already is a problem with vehicles stopping outwith the designated parking spots, making it difficult for us to gain access to our property.

Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mrs fiona mills

Address: 19 pennan way ellon AB41 8AQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Litter: Council already falling behind with litter mangement. This takeaway will spread litter further, with vermin reaching the doctor surgery and the telecommunications plant. Birds will mess local cars with their excretement. We have too many takeaways as it is. It undermines health consultants message of healthy eating to reduce illness. While i dont object to people having a choice, you can get too much of a good thing. Ellon needs investment not quick fixes by local businesses wanting to make a fast buck. Many more comments I could put here but I was timed out last time.

Comments for Planning Application APP/2021/1590

Application Summary

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Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mrs fiona mills

Address: 19 pennan way ellon AB41 8AQ

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Ellon needs long term investment, of the type of retail that will keep shoppers in ellon. Small businesses and market traders with a variety of goods rather than yet another takeaway. Make ellon somewere to be proud of visiting and being a part of. Not the super fast food takeaway highway, litter strewn, bird messed, lack of no fee parking that it has become. My partner lives on Schoolhill road and would see this encumbrance from his flat and already struggles to park outside his own flat. We would also be disturbed at night every time we stay over at his flat. We both have sleep disorder and this would make things w Its a disgrace that you are even considering this. It certainly is not for the good of the town.

Comments for Planning Application APP/2021/1590

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Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mr Keith Tawse

Address: 25 schoolhill rd Ellon Ab419ah

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Where are the bins going to go? The back of Greens is already swimming in litter and a disgusting mess. More food waste will only make the area worse.

People will park on schoolhill road to avoid the parking charges. This is a narrow road and easily blocked. It is awkward junction at the best of times, this application will not help

Comments for Planning Application APP/2021/1590

Application Summary

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Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mrs Claire Tawse

Address: 25 Schoolhill Road Ellon Ab41 9ah

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I do not believe that this is an appropriate place for a food establishment. Customers will be parking on the one way street at the Side of the building to pick up take aways in order to avoid parking charges. I do not believe that there is a suitable area for bins, recycling and other waste disposal. The area at the back of greens is absolutely filthy with rubbish everywhere an absolute eyesore and can often smell. Having a food establishment here will increase the litter greatly and can only cause this to be worse.

The junction at station road and schoolhill road is not a good junction. It is very difficult to cross here the addition of people standing about outside/wondering out in to the road is only going to make this worse.

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Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Ms Kate Robb

Address: 22 Schoolhill Road Ellon AB41 9ah

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposal for several reasons.

There are adequate takeaway premises nearby. Zanres, East and West, Jax, Marmaris, Nazma, Nosheen Tandoori, Foo Wash, The Dragon House, The Gaff to name a few.

Local residents already put up with the noise from early morning to early evening deliveries at Greens. Their delivery yard is very small and already there are times when delivery lorries are backed up nearby. I don't think there will be room for more delivery lorries to the proposed takeaway. Do we now have to endure noise late at night as well? Especially when the pubs shut.

Also, litter can be a problem occasionally and I feel this problem would increase with the new takeaway.

Comments for Planning Application APP/2021/1590

Application Summary

Application Number: APP/2021/1590

Address: Greens Of Ellon The Square Ellon Aberdeenshire AB41 9JB

Proposal: Change of Use from Class 1 (Shops) to Sui Generis (Hot Food Takeaway)

Case Officer: Kenny Macdonald

Customer Details

Name: Mr John Booth

Address: 10 schoolhill rd Ellon Aberdeen 

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Already have problems with teenagers hanging around outside shop leaving rubbish banging on residents windows breaking bottles near doctors and BT this will only make matters worse we already have enough takeaways in Ellon .Also the smell and it will attract vermin because they will have to take rubbish to back of shop where the loading bay is for butchers and shop