

CORSTORPHINE TOWN CENTRE

DRAFT FOR CONSULTATION

JUNE 2017



Introduction

Corstorphine 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. It is intended to frequently review this guidance to reflect changing shopping trends.

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 9: Alternative Use of Shop Units in Defined Centres of the Local Development Plan and applies to all units within the town centre.

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

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 that have arisen due to 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 or a cafe/ restaurant use would enhance the town centre. To prevent non-shop uses that detract from the streets' liveliness, changes to uses such as residential will not be permitted.

Aims and Objectives

This document will support the vitality of Corstorphine town centre as well as contributing to the success and vision of Edinburgh. The Guidance supports Corstorphine town centre in being inspired, connected, fair and thriving through

- supporting the enhancement of public realm and active travel networks in the town centre
- Creating a thriving town centre through supporting a mix of uses, whilst retaining retailing as the primary function of the town centre
- Consider the contribution the use of units can make to placemaking
- Providing a flexible approach to change of uses to meet the demands of a growing economy and changing society and
- Contributing to the quality of life of Corstorphine residents and visitors.

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 use

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 may be acceptable in Corstorphine town centre includes:

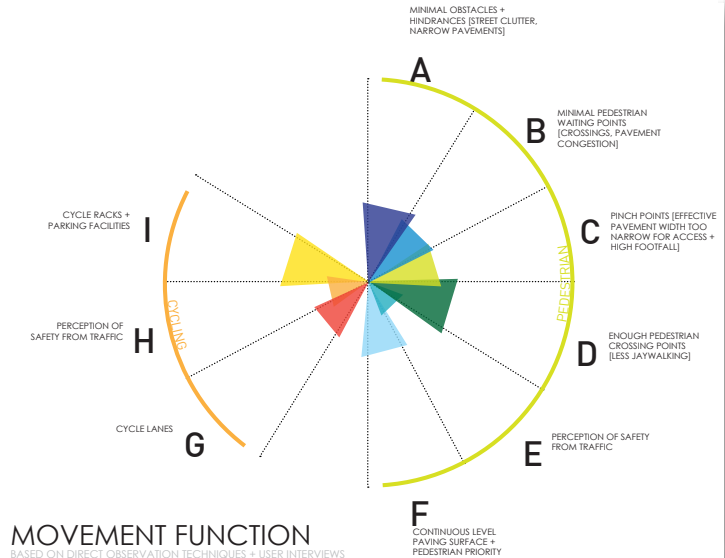
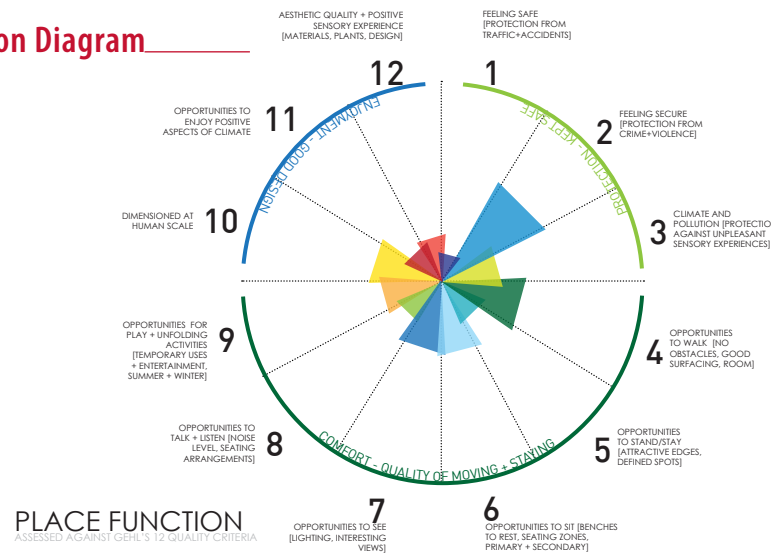
- Service Uses - lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. (These types of use are grouped together and collectively called Class 2 Financial, professional and other services. Other services may also include tanning salons and pawn brokers).
- Food and Drink consumed on premises - restaurant, cafe, snack bar (These types of use are grouped together and collectively called Class 3 Food and Drink).

Some changes of use are allowed without planning permission, for example, a cafe (Class 3) being turned into a shop unit (Class 1). We have produced [Guidance](#) on what changes of use are permitted and when an application for planning permission will be required.

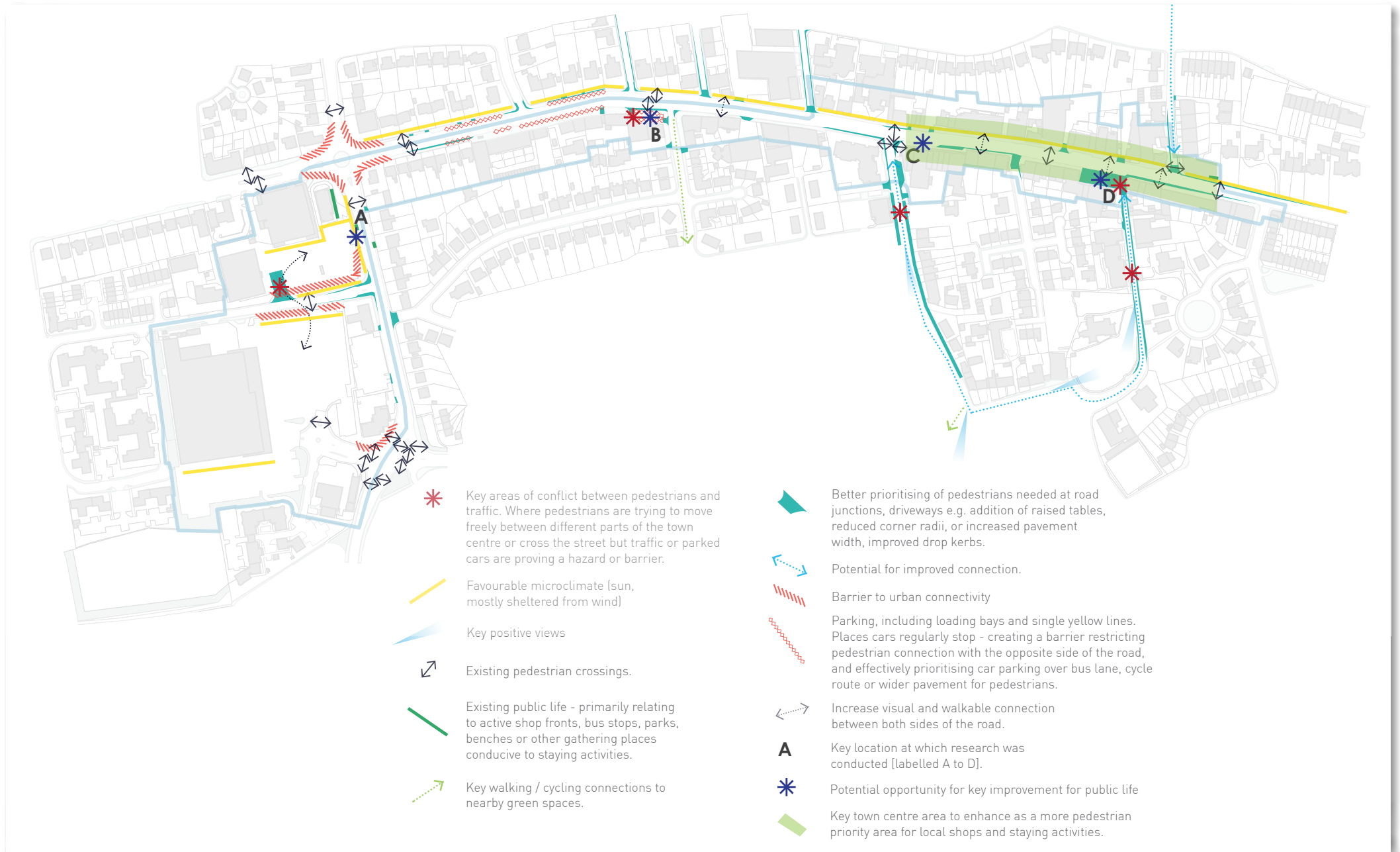
Key Findings

A health check and Public Life Street Assessment has been undertaken to assess the strengths, vitality and viability and weaknesses of the town centre. Some of the key findings are shown below.

Place Function Diagram



Overall Analysis Map



SWOT Analysis

Strengths

- Strong local community
- Well connected bus route
- Varied retail offering
- Perception of safety

Weaknesses

- High pollution levels
- Traffic congestion
- Uneven pavement surfaces
- Historic village separated from centre

Opportunities

- Re-instatement of community hub
- Improve pedestrian environment
- Increase seating
- Reduce pollution

Threats

- Car dominance
- Lack of places to meet
- Uneven surfaces

Policies

CT1 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

CT2 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:

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

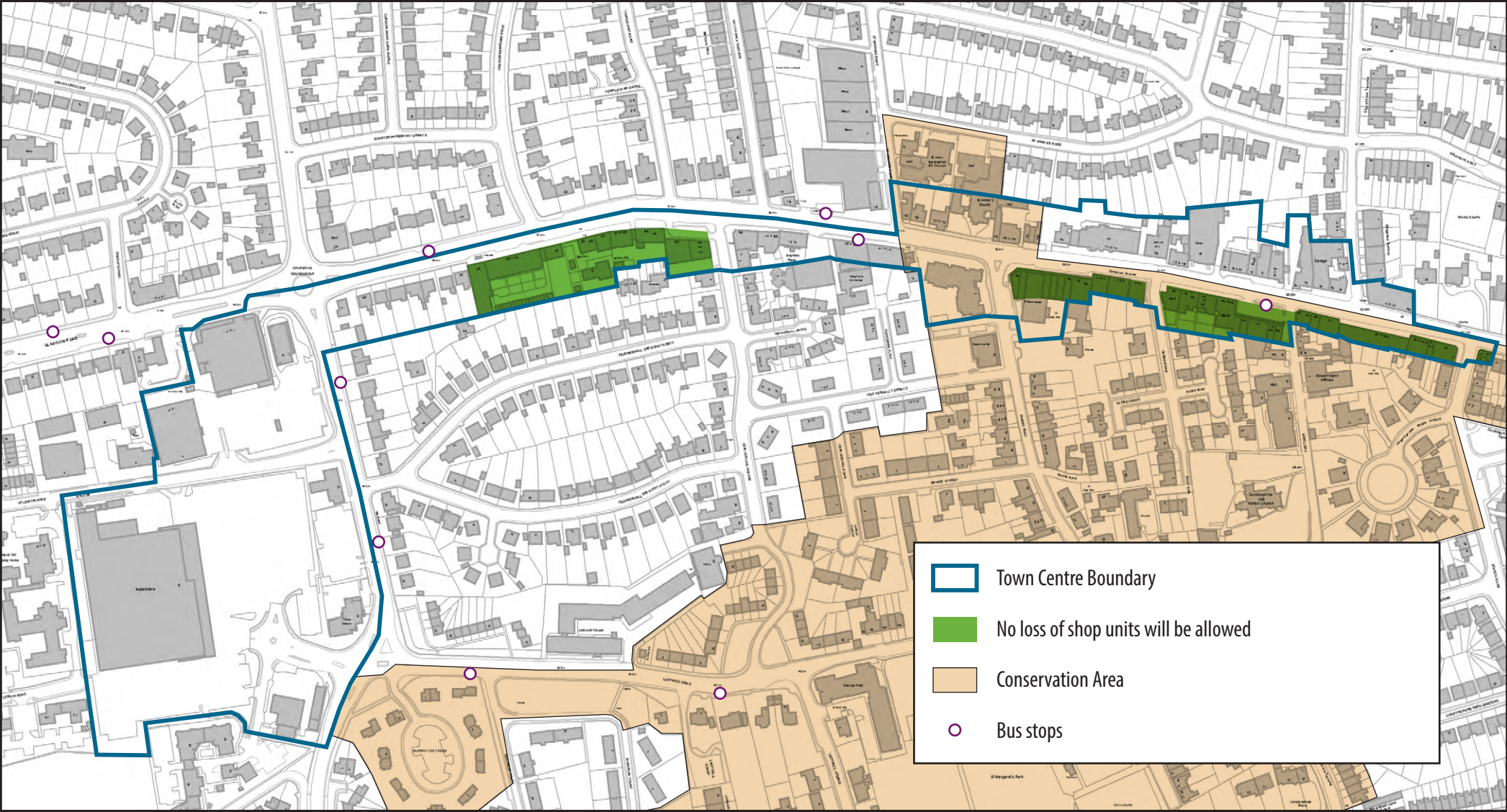
Other Relevant Information

Other relevant policies in the Local Development Plan include:

- **Ret 1** Town Centres First
- **Ret 3** Town Centres
- **Ret 7** Entertainment and Leisure Developments
- **Ret 9** Alternative Use of Shop Units in Defined Centres
- **Ret 11** Food and Drink Establishments
- **Des 13** Shopfronts
- **Env 3** Listed Buildings – Setting
- **Env 4** Listed Buildings – Alterations and Extensions
- **Hou 7** Inappropriate Uses in Residential Areas
- [Guidance for Businesses](#)
- [Edinburgh Design Guidance](#)

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 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.

Corstorphine Policies Map



SUPPLEMENTARY GUIDANCE

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Further information

online: www.edinburgh.gov.uk/supplementaryguidance

email: localdevelopmentplan@edinburgh.gov.uk