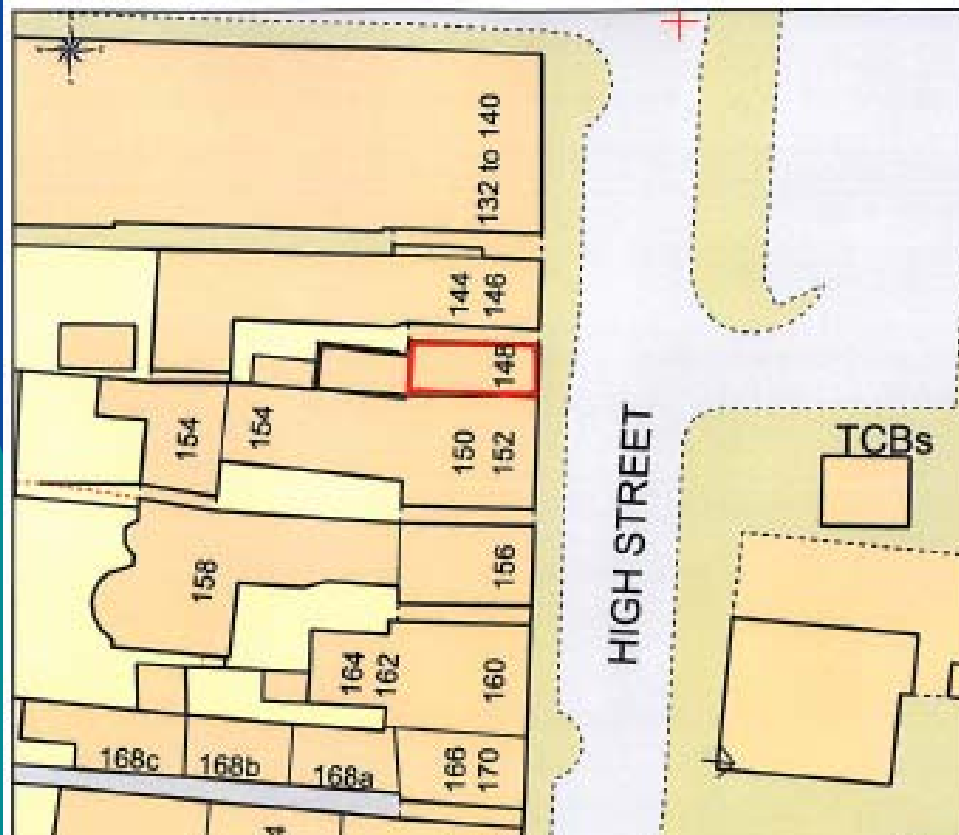


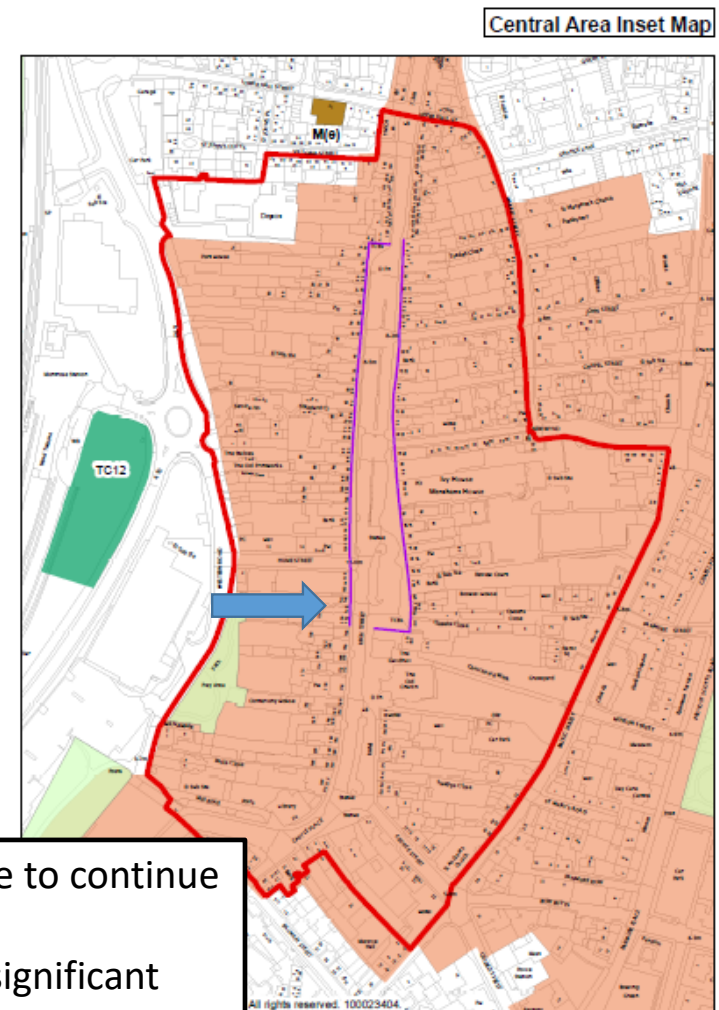
Item 9

Planning application: 20/00697/FULL

148 High Street, Montrose



Legend	Settlement Statement	Subject Policies
Town Centre		TC17 - TC19
Core Retail Area		TC18
Open Space Protection		PV2
Conservation Area		PV8
Existing Housing Site	M(e)	TC12
Freight Facility		

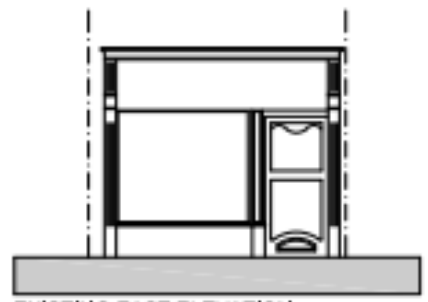


Central Area Inset Map

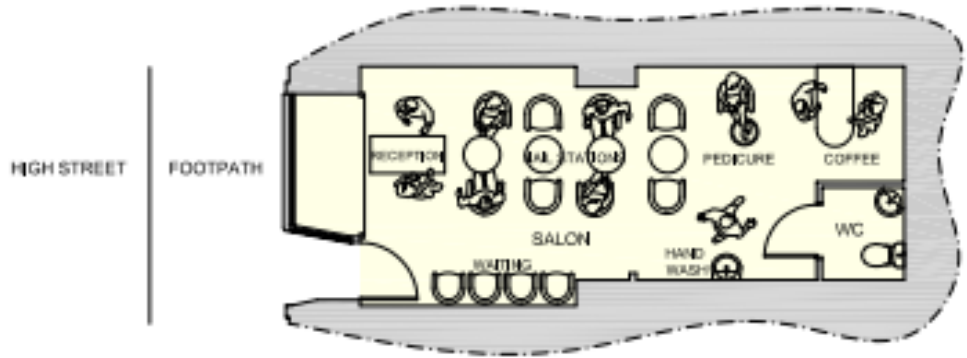
- ALDP – town centres affected by a number of pressures & must respond to those to continue to contribute to the vitality & prosperity of the region
- Policy TC17 – town centre first approach that seeks to direct uses which attract significant numbers of people to these locations
- Policy TC18 – allows the use of retail premises for alternative uses where at least 10% of retail units vacant
- Nail bar or Class 2 use appropriate use in town centre & vacancy level in CRA around 10%



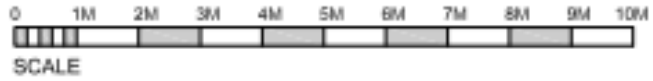
EXISTING FLOOR PLAN



EXISTING EAST ELEVATION  
(ELEVATION TO REMAIN UNCHANGED)



PROPOSED FLOOR PLAN





- Class 2 and similar uses appropriate in town centre
- Around 10% of retail units in CRA are vacant
- Vacant unit in listed building - back into purposeful use
- Could co-exist with residential property adjacent

- **78 objections, 1 support**
- Commercial competition not material
- Whether best practice is followed by end user is not a matter regulated by planning

RECOMMENDATION:  
approval

