

17 Dalrymple Loan

Proposed change of use from Dance School to café

Supporting statement for an application to the local review body following a Planning Refusal.

Two main points for refusal are:

1. The proposed café use would not be provided with sufficient level of off-street parking provision
2. There is not adequate off-street provision for deliveries and consequently it could present a road safety hazard

In answer:

1. The building is just outside mixed-use town centre area which bounds the site to the North. It is within easy walking distance of the town centre. The client feels it is unfair that a burden of providing customer parking should apply to this premises when similar businesses in the town centre do not have to do this. Many customers are likely to be existing visitors to the town centre. Our client is happy to accept a condition that takeaway food is not sold from the premises as suggested by the transportation department on 21<sup>st</sup> January. This suggestion was incorporated into supporting documentation included in the application.
2. The planning report identifies that a regular presence of delivery vehicles at times of peak traffic movement would cause a road safety hazard. The nature of the proposed business would not require regular deliveries and the timing of the required deliveries could be controlled by conditions of consent

Applications should not be refused if they can be controlled by conditions as in this instance.

Our client would like to open a small business and has amended the proposals to meet as far as possible planning and transportation suggestions and requirements. Given the size and location of the proposed new small business we would argue this application should be supported by East Lothian Council.

03 August 2015

File Reference: C066.B001

FAO : Lesley Chapman  
East Lothian Council  
John Muir House  
Court Street  
Haddington  
EH41 3HA

Dear Lesley Chapman

**Proposed alterations and Change of use from Dance School to Café**

**17 Dalrymple Loan, Musselburgh**

I write in support of the above application and with reference to existing and required car parking for the development

The existing premises has most recently been used as a dance school, before that a bakery and has no parking on site. The boundary of the site is the building itself and a small area of yard to the front of the building (onto Dalrymple Loan). There is therefore no possibility of on-site parking.

The site is just outside the town centre boundary and within 75m of the High Street in Musselburgh which is a busy pedestrian route with good public transport links. It is anticipated that much of the clientele for the café will come from the nearby town centre on foot.

Adjacent to the site is a large area of privately owned car park. There is an agreement between the applicant and the owner for delivery vehicles to use this car park. As there is only one door into the building it is proposed that deliveries take place outside café opening hours only to minimise disruption to customers.

It is difficult to assess the exact impact of the change of use on the parking requirement for the building as neither the existing nor the proposed uses fits clearly into the use categories. Based on the area of café seating proposed it is likely that there will be a maximum of 32 customers at any one time. This would require up to 6 car parking spaces (based on public house/restaurant use) which it is currently not possible to provide. Occupancy capacity of the public area of the building is estimated to be roughly half that of the existing use as a dance school. The proposed café is likely to generate less peak traffic flows than the dance school which had short periods of concentrated traffic for pick up and drop off at classes.

Given the proximity to the town centre and the public transport links nearby plus the past use of the building as a bakery it is argued that a café is a suitable use for the area. The café is likely to make

use of existing High Street visitors without generating much further traffic (if any) and bring back into use a currently unoccupied building in the centre of Musselburgh.

I trust this provides information required with regard to transportation for the current Planning Application. Please let me know should you require any further information

Yours Sincerely

Alyssa Mort

Architect

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03 August 2015

File Reference: C066.B001

FAO : Lynn Slight  
East Lothian Council  
John Muir House  
Court Street  
Haddington  
EH41 3HA

Dear Lynn Slight

**Proposed alterations and Change of use from Dance School to Café**

**17 Dalrymple Loan, Musselburgh**

I write in support of the above application and with reference to refuse storage and collection from the site. I can advise that I have discussed the situation with the client and set out our proposals below.

There is limited external space within the site boundary. Provision has been made for space to store 3 no 240l wheelie bins, 2 for refuse and 1 for recycling (or 2no wheelie bins and stackable recycling boxes). A space of 1m x 1.3m for storage of refuse has been provided within the premises.

The applicant will be running the business in the premises and will ensure that refuse is removed from the premises on a regular basis. This is to ensure that the limited refuse storage space that can be accommodated on the site meets the need of the business.

Yours Sincerely

Alyssa Mort

Chartered Architect

Tel: 01620 820 045

Email: a.mort@chalmers-surveyors.com

17 Dalrymple Loan, Musselburgh

Sample Menu

NB There is to be no hot food takeaway

Cakes

Celebration Cakes

Cheesecakes

Selection of other cakes

Drinks

Coffee

Tea

Hot chocolate

Cold drinks

Savoury

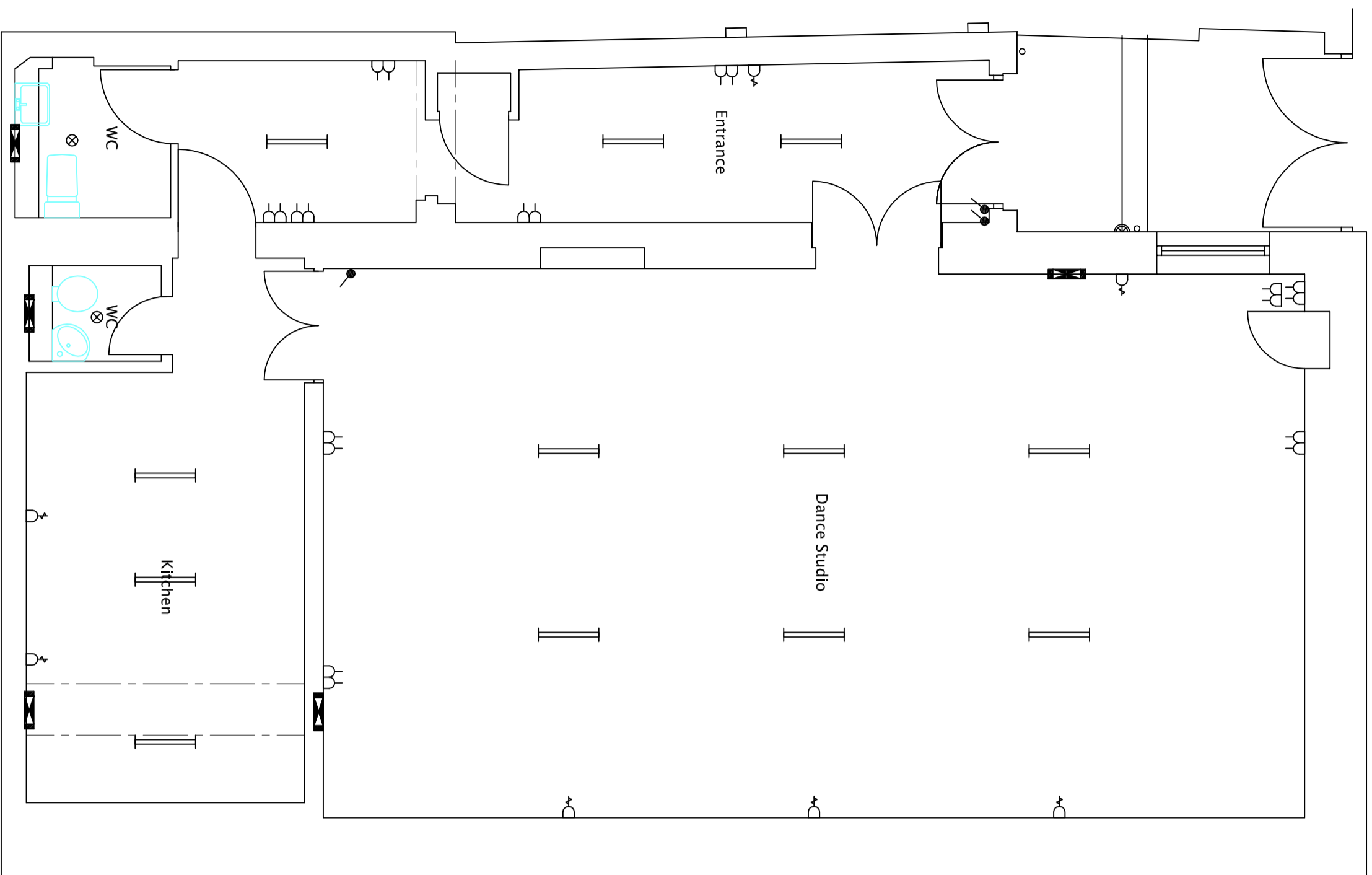
Toast

Homemade soup

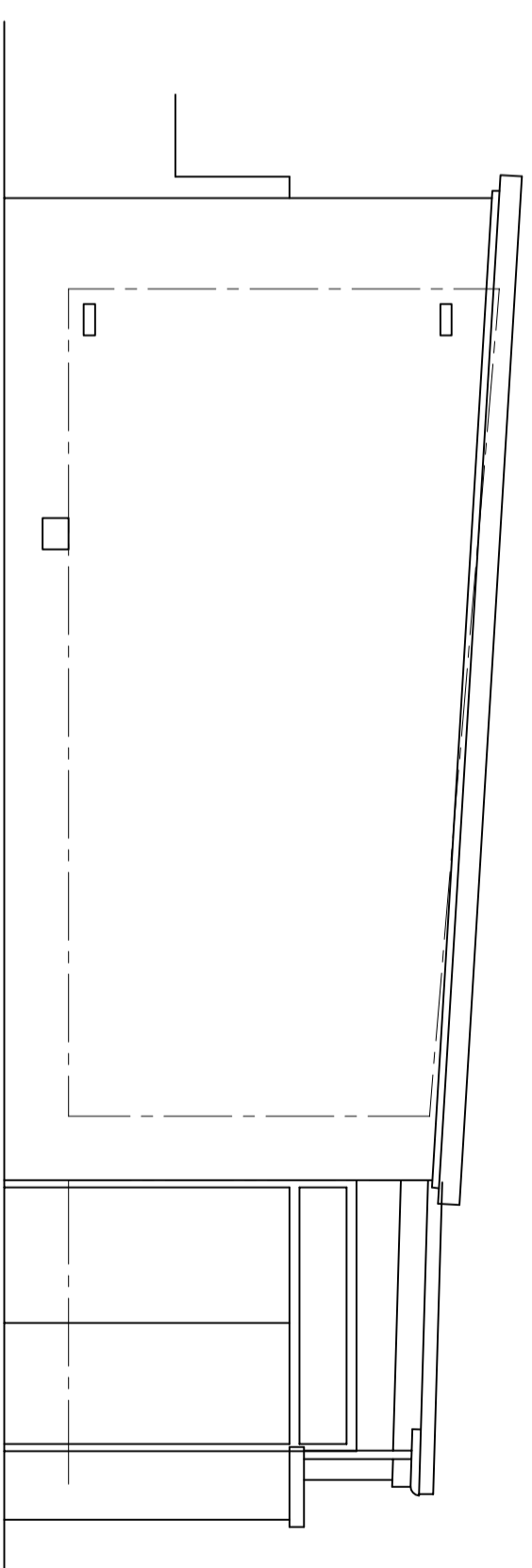
Filled Rolls/Sandwiches

Toasted Sandwiches

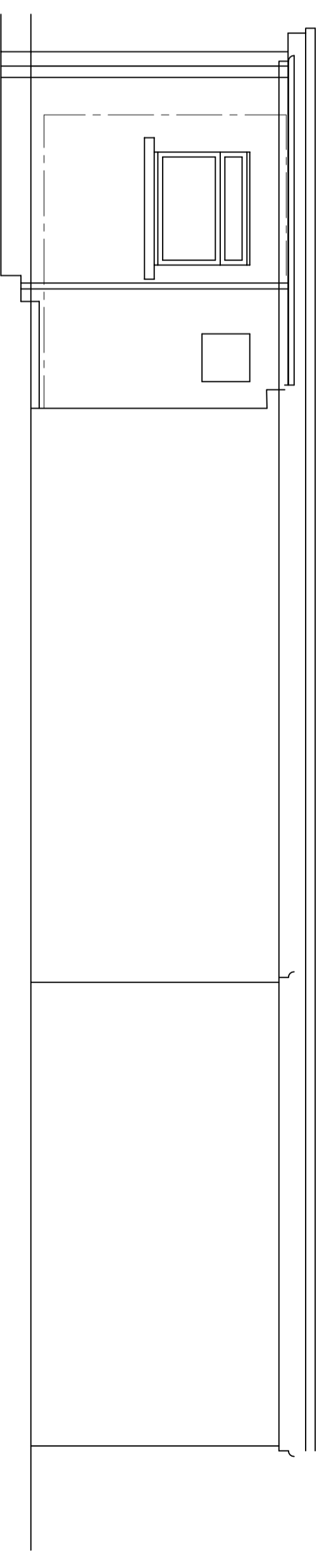
Baked Potatoes



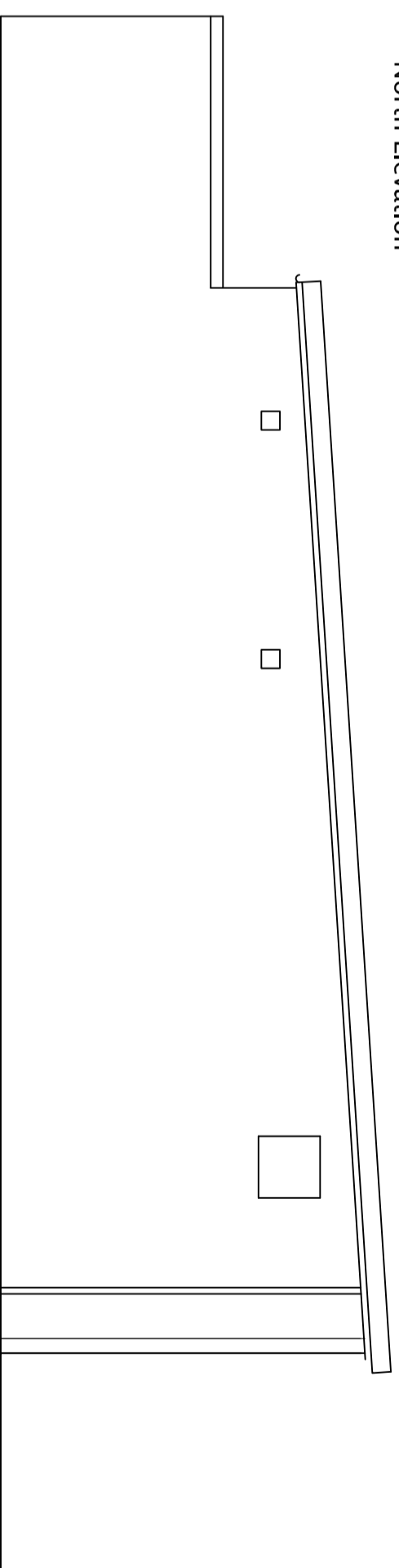
Existing Floor Plan



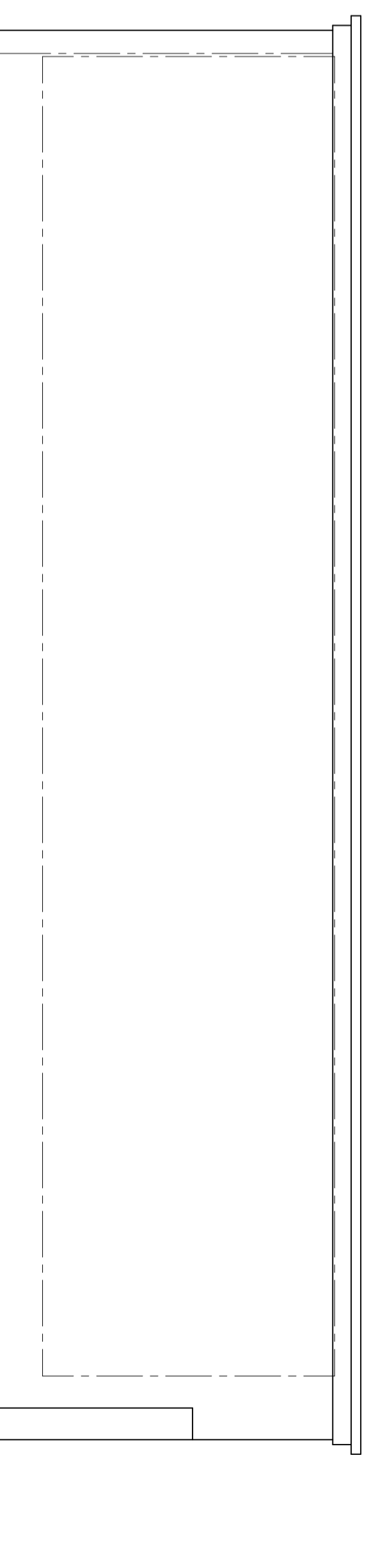
East (Street) Elevation



North Elevation



West Elevation



South Elevation

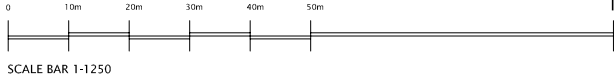
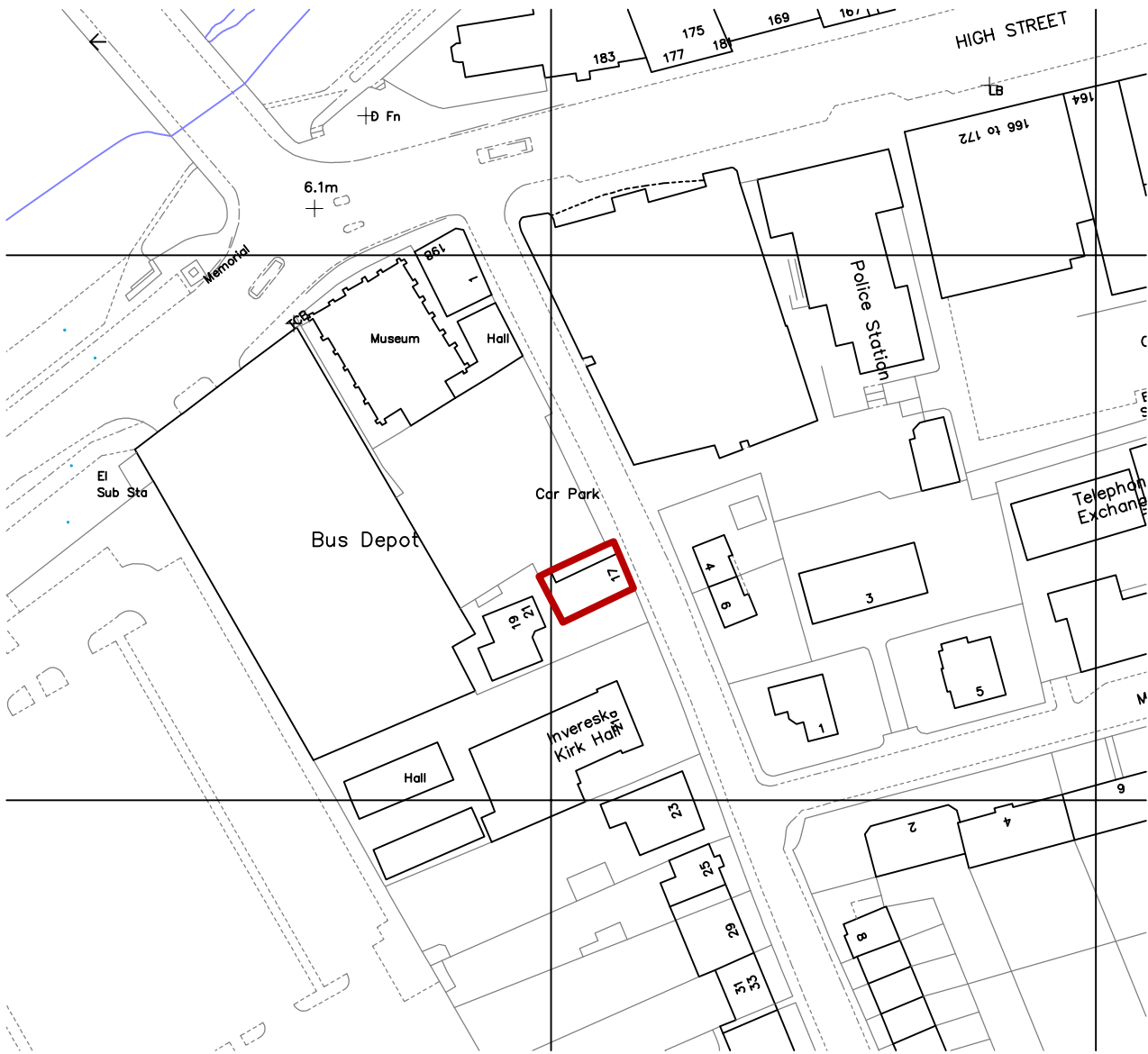


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Revision notes  
 Drawings form part of a set. Ensure all drawings are available. Do not rely solely on scaling from these drawings - All dimensions are to be checked on site.

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Project: Dalrymple Loan  
 Drawing Title: Existing Floor Plan and Elevations  
 Project ref: C066.B001  
 Drawing No: 02A  
 Date: 11/12/14  
 Issue status: Draft  
 Drawn by: am



SCALE BAR 1-1250

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Project  
**Dalrymple Loan**

Drawing Title  
**Location Plan**

Project ref.  
**C066.B001**

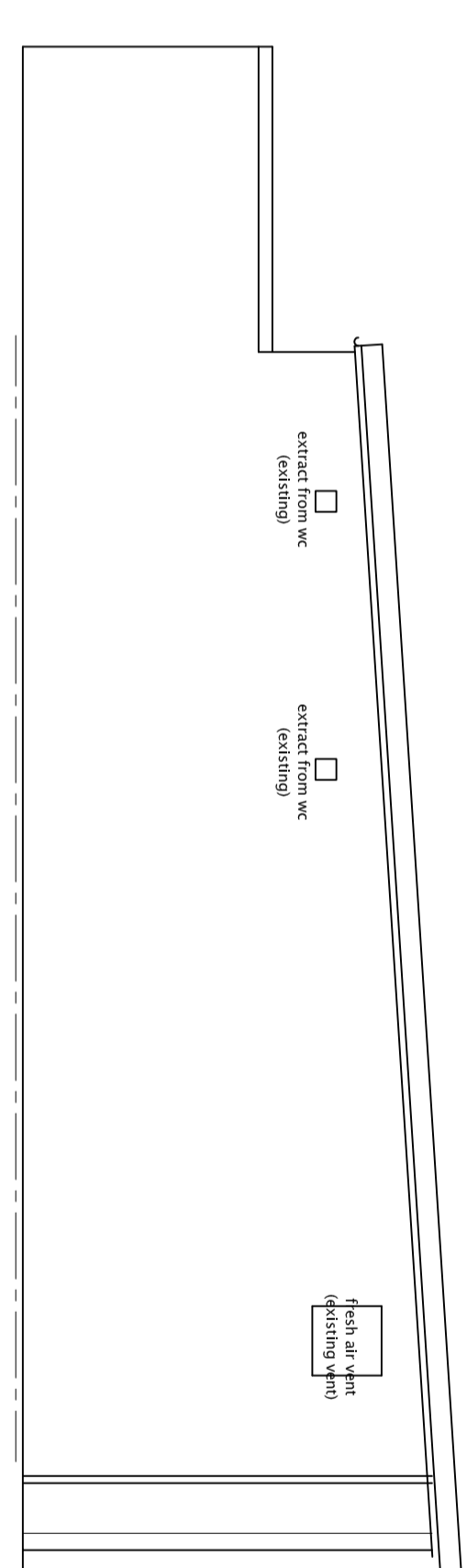
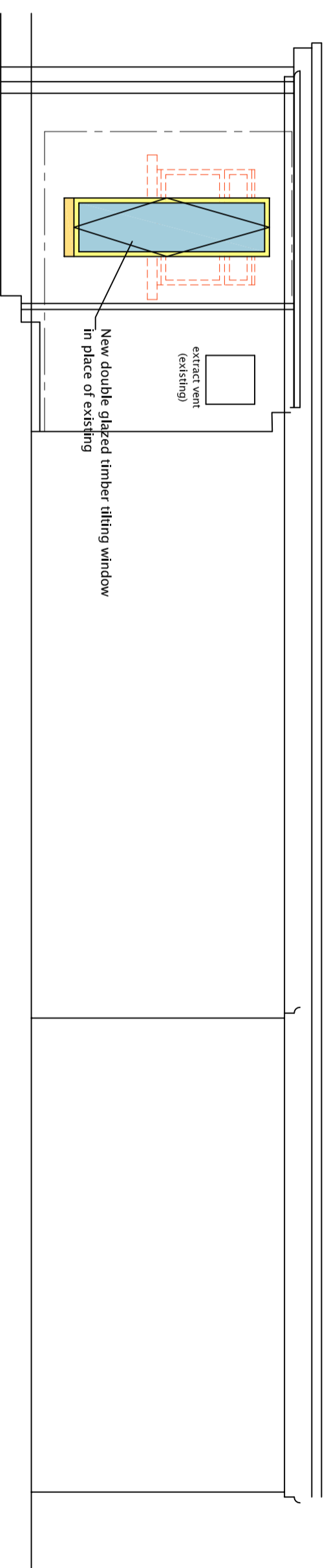
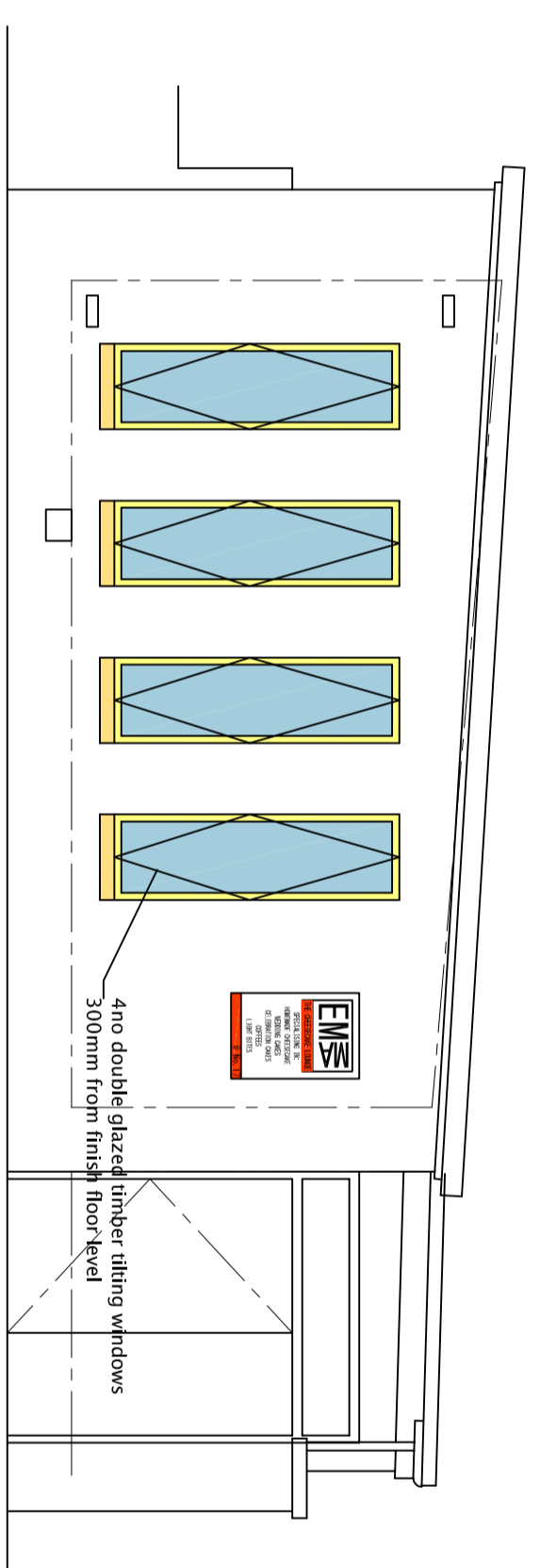
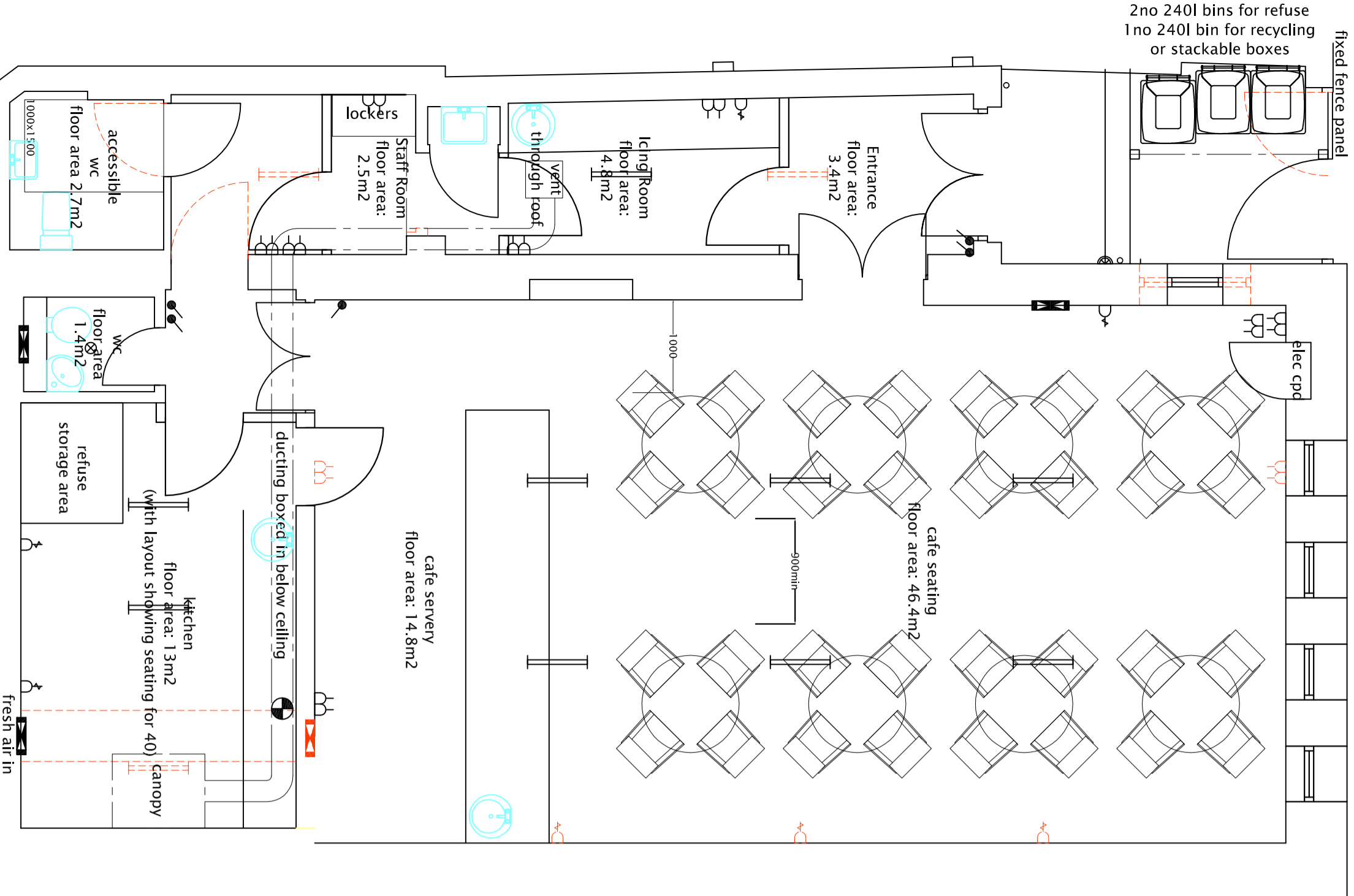
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Drawing No.  
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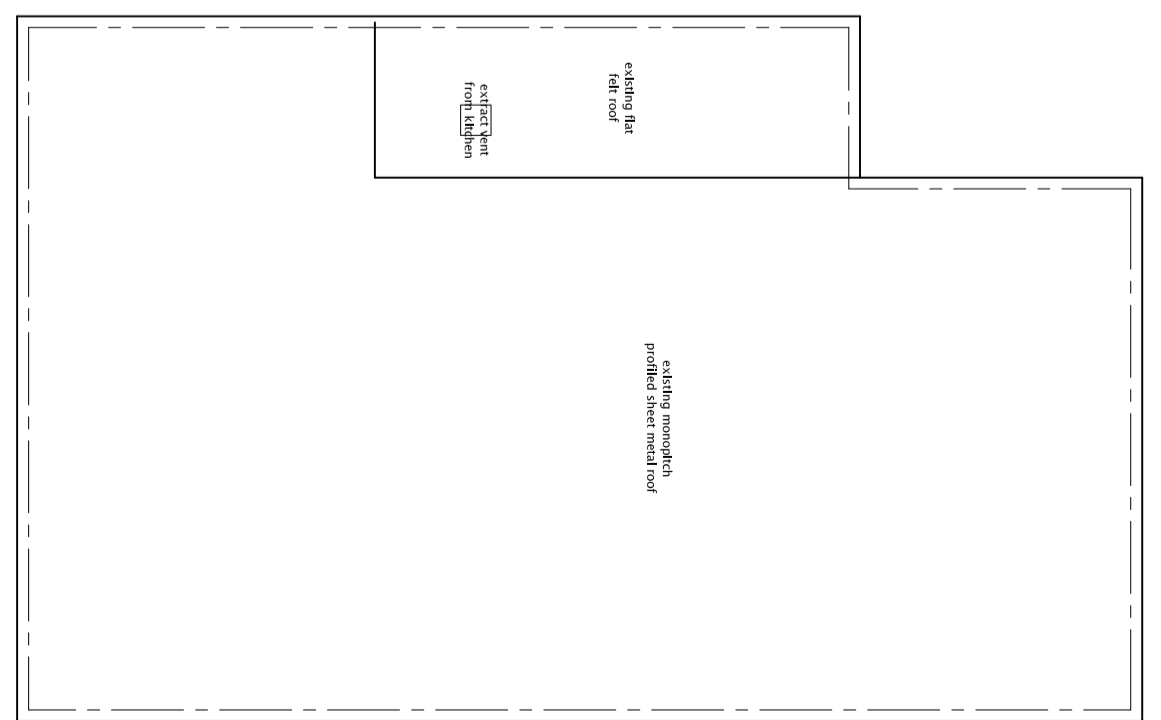
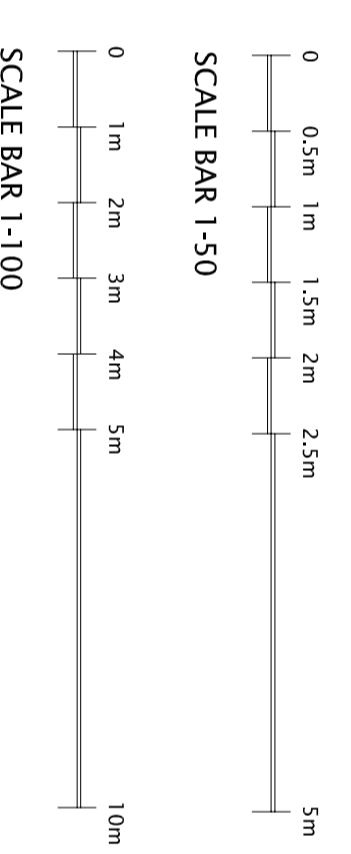
Date  
**11/12/14**

Issue status  
**Planning**

Drawn by  
**am**



**Revisions**  
B windows amended to tilting 150313  
C bin added to ground floor plan 150512



**Revision notes**  
A - window at side of entrance altered, door in kitchen altered 150115  
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Project: Dalrymple Loan  
Drawing Title: Proposed Floor Plan and Elevations  
Project ref: C066.B001  
Drawing No: 03D  
Date: 11/12/14  
Scale: 1:50 & 1:100

Issue status: **Planning**  
Drawn by: am