

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/06/2015	Item No: 5.5
Report Originator	Duncan Law Development Officer	Application No: KET/2015/0242
Wards Affected	William Knibb	
Location	31 Victoria Street, Kettering	
Proposal	Full Application: Change of use from insurance brokers to dress agency	
Applicant	Mrs A Nimmo	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The premises shall not be open to the public before 09.30 hours or remain open after 17.30 hours on Mondays to Saturday or 19.30 on Thursdays, nor before 10.00 hours or after 15.00 hours on Sundays or any recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties in the interests of amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0242

This application is reported for Committee decision because the applicant or agent is a member of KBC staff or their spouse/partner.

3.0 Information

Relevant Planning History

KET/1989/1021 – Change of use to insurance Brokers – approved 14/11/1989

Site Description

Officer's site inspection was carried out on 18/05/2015

Currently vacant, the site is located on the one way Victoria Street, part of the town centres ring road situated in St Marys Ward. It is located outside the town centre boundary but has been included in the Silver Street Quarter of the Kettering Town Centre Area Action Plan. The site is occupied by a three storey semi-detached property constructed of red brick under a slate roof with wooden sash windows. The property and its attached neighbour have a ground floor shop front window installed with associated signage that is accessed via an offset entrance door. There is a small front amenity space laid to herring bone brick with a centrally placed tree in a circular bed. Surrounding uses are a blend of commercial, office and residential uses.

Proposed Development

Change of use from insurance brokers to dress agency (Use Class A1)

Any Constraints Affecting the Site

A Road

4.0 Consultation and Customer Impact

Highway Authority

No objection

Neighbours

No comments received

5.0 Planning Policy

National Planning Policy Framework

Policy 2 – Ensuring the vitality of town centres

Policy 7 – Requiring good design

Paragraph 17 – Core Planning principles

Paragraph 70 – delivering social and, recreational and cultural facilities and

services

North Northamptonshire Core Spatial Strategy

1 – Strengthening the Network of Settlements

8 – Delivering Economic Prosperity

9 – Distribution and Location of Development

13 – General Sustainable Development Principles

Kettering Town Centre Area Action Plan

3 – Primary Shopping Area (Primary and Secondary Frontages) and the Evening Economy

22 - Silver Street Quarter

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Amenity issues
3. Highway Issues

1. Principle of development

Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy provide for growth being focused within the growth town of Kettering to support in delivering economic prosperity.

The Adopted Kettering Town Centre Area Action Plan 2011 – 2021 identifies the application site as being within the Silver Street Quarter. Policy 22 of this plan highlights focusing on improving the vitality and viability of the area through enhancement of the retail and commercial offer.

It continues that proposals should focus on the enhancement and diversification of the current retail and commercial offer. These works to diversify the town centre's retail offer that is not located within a primary or

secondary shopping frontage, and is not considered to erode the town retail character are supported by policies within the AAP. It will be introducing an active use in accordance with Policy 2 – ‘Ensuring the vitality of town centres’ of the NPPF.

2. Amenity issues

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon neighbours in terms of loss of light, overlooking or noise among other factors. Due to there being no external changes, the development is unlikely to have any adverse effect with regard to loss of light or overlooking therefore the principal concern is any unfavourable impact to neighbours as a result of noise. Having reviewed the information provided by the applicant to determine the likely impact on future occupiers of the site and surrounding premises, there is no objection to the proposed change of use. This is due to the surrounding land uses being commercial, office or retail in nature and that the hours proposed are considered applicable to a town centre leisure use. As a result, the proposal is considered in accordance with Policy 13 of the Core Spatial Strategy.

3. Highway Issues

Policy 13 d) and n) of the CSS state that proposals should have a satisfactory means of access, provide for parking, and nor have an adverse impact on highway safety. The site is located in close proximity to the town centre which benefits from numerous car parks and public transport links which can be utilised by the proposed use. Northamptonshire Highways raised no objection to the scheme which therefore accords with CSS policy 13 d) and n).

Comments on other points raised by proposal - none

Conclusion

The proposal is considered acceptable in principle and is recommended for approval

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Duncan Law, Development Officer on 01536 534316