

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/10/2017	Item No: 5.2
Report Originator	Natalie Westgate Senior Development Officer	Application No: KET/2017/0452
Wards Affected	Rothwell	
Location	17 New Street, Rothwell	
Proposal	Full Application: Change of use of the Salvation Army hall to office	
Applicant	Mr P McLoughlin	

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 development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application shown on drawing numbers KET/2017/0452/1, KET/2017/0452/2 and KET/2017/0452/3.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. The use hereby permitted shall not be carried out before 08:00 hours or remain open after 17:30 hours on Mondays to Fridays and not open at any time on Saturdays, Sundays or any recognised public holidays.

REASON: In the interests of amenity in accordance with Policy 12 of the North Northamptonshire Joint Core Strategy.

4. Prior to first occupation, full details of the bicycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The agreed plans shall be implemented prior to first occupation and maintained in accordance with the approved details. Bicycle parking shall be secure, covered and overlooked or within the building in an easy and accessible space.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to first occupation, full details of refuse storage and collection facilities shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area whilst collection facilities shall be positioned so as not to impede access or visibility. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interest of public health and safeguarding residential and visual amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0452

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/1991/0094: Demolishing single storey extension and replacing with new two storey extension and alterations to form entrance lobby and new WC accommodation - Approved 9.4.1991

Site Visit

Officer's site inspection was carried out on 17/07/2017.

Site Description

The application site is a single storey mid-terraced property situated within a residential street just outside the town centre of Rothwell. It provides a total of 150 sq.m of gross internal floorspace.

The site has been vacant since October 2016 and was previously used by the Salvation Army for meeting rooms and by community groups.

Proposed Development

The application seeks planning consent for the change of use from a community use (D1) to business use in the form of offices (B1a). There would be no external changes.

The proposed occupier is an Internet Health and Safety Consultancy that employs a total of 10 employees.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Parish/Town Council

Rothwell Town Council has no objection.

Highway Authority

Following the submission of a Parking Beat Survey, no objection subject to condition on Construction Transport Management Plan and informatives.

Environmental Health Officer

No objection.

Neighbours

There have been 9 responses of objection for the application. The concerns relate to the increase in on-street parking, clarification on parking, inadequate parking survey and poor quality of the plans.

There have been 14 responses of support for the application concerning:

- The community facility has been lost for community use for some time.
- It would bring the building back into use.
- Local businesses should be encouraged.
- Increase in employment in Rothwell.
- Improves the vitality of Rothwell.
- There would be an increase in footfall to the town.
- The use is appropriate for the residential area.
- The change of use would cause less noise/disruption/parking in the street during the evenings and weekends.
- The heritage of the building is retained.
- The premises are within walking distance to car parks and there is space on-street parking during the day Mondays-Fridays.
- It is recommended that there is no new on-street parking.
- It is recommended that there should be no building works before 9am and after 5pm.

5.0 Planning Policy

National Planning Policy Framework

Policy 1. Building a strong, competitive economy

Policy 2. Ensuring the vitality of town centres

Policy 7. Requiring good design

Policy 8. Promoting Healthy Communities

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS)

Policy 7: Community Services and Facilities

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 22. Delivering Economic Prosperity

Policy 23. Distribution of New Jobs

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of change of use
2. Design
3. Access, Movement, Connectivity and Highway Safety
4. Impact on neighbouring properties
5. Other comments on the application

1. Principle of change of use

Based on the information provided, the main issue for the proposed scheme is whether the principle for this proposed use can be established.

The application site is located just outside the town centre of Rothwell and is classified as 'edge of centre' in accordance with the National Planning Policy Framework (NPPF).

The proposal for the change of use from community use (D1) to business use (B1a) at 17 New Street, Rothwell.

In policy terms, with respect to Rothwell, Policy 11 of the JCS states that the Market Towns will provide a strong service role for their local community and surrounding rural areas with jobs to support local services.

Policy 2 of the NPPF promotes the consideration of appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. Paragraph 24 requires a sequential test to be applied to planning applications for main town centre uses that are not in an existing centre. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants should demonstrate flexibility on issues such as the format and scale of their proposed use.

Policy 12 of the Joint Core Strategy (JCS) refers to the vitality and viability of town centres and sets out the requirement for sequential and impact tests for town centre uses sited outside the town centre, other than small scale rural development and local centres. The sequential test is relevant in this instance. The applicants have submitted details to demonstrate that a number of other sites have been looked at both within Rothwell and other neighbouring towns. These have been discounted for various reasons relating to their suitability. In any event none appear sequentially preferable to the application site. In light of the site's close connection to the town centre, it is considered that the sequential test has been appropriately satisfied.

Policy 7 of the Joint Core Strategy (JCS) recommends that community services and facilities should be safeguarded unless it can be demonstrated that:

- i. They are no longer viable; and
- ii. No longer needed by the community they serve; and
- iii. Are not needed for any other community use or that the facility is being
relocated and improved to meet the needs of the new and existing community.

The applicants have confirmed that the building has been vacant since October 2016 after Salvation Army and Cubs, Scouts and Beavers group

vacated to larger more accessible premises at Bridge Street, Rothwell.

The site has been marketed since July 2016. There was one offer by a day centre but it is understood they pulled out due to the sale price being too expensive and the revenue that the day centre would have generated wouldn't have covered the loans repayments for the mortgage. There is evidence demonstrating that the premises has been marketed for a reasonable length of time and that no suitable community user has been found/or is likely to be found. It is considered that the site has been vacant for a reasonable time to consider an alternative use.

Futhermore the applicant has provided a map of numerous community facilities within Rothwell that are currently available for use by community groups.

The applicants have demonstrated that there has been no meaningful demand to use the site for a community use following the relocation of Salvation Army and justification that there are no other sequentially preferable available sites for their business within town centres. Therefore the principle for the change of use can be supported in this instance.

2. Design

There are no external changes proposed to the building and therefore no impact upon the character and appearance of the streetscene.

3. Access, Movement, Connectivity and Highway Safety

The applicant has submitted a detailed full parking beat survey during the course of the planning application to justify that there is sufficient off-street parking in the locality to meet the needs of the business and it would not have a detrimental impact on the locality. Although there have been a number of objections on parking concerns within the locality, the Highway Authority have no objections. The application's supplementary information details that due to the majority of the staff being within walking/cycling distance and car sharing then they consider there is likely to be only 3 car parking spaces required as a result of this proposed development. The Parking Beats Survey, carried out between the hours of 12:00 and 17:00 on both a Tuesday and Saturday indicates that within the survey area (covering an approximate radius of 200m from the application site), unrestricted on-street car parking spaces are occupied at a level varying between 47 and 79%. The Parking Beat Survey indicates sufficient parking nearby to not cause a reason for refusal of the application on parking grounds.

There is capacity for bicycle parking facilities within the site within the rear garden, however in the absence of details on the plans then there is a condition to ensure provision of adequate bicycle parking facilities within the site.

The Highways consultation response indicates that at least 2 spaces shall be

provided. The scheme would not prejudice highway safety in accordance with Policy 8 of the JCS.

Due to the very limited amount of conversion works required it is not considered necessary to condition a Construction Transport Management Plan or working hours.

4. Impact upon neighbour properties

The site is situated within a residential area. The B1a office use for an Internet Health and Safety Consultancy would provide comings and goings mainly at the start and end of the working day but 10 employees is not a significant number to cause amenity at the site. Especially given the previous D1 use would have been expected to provide a higher number of comings and goings to the site at a greater range of times during meetings whilst it was operating as the Salvation Army. There is a condition attached to restrict the hours of the use to ensure it is in keeping with reasonable working hours for the coming and goings of staff, given that it is sited within a residential area.

There was no objection from the Environmental Health Officer in respect of potential noise to neighbouring properties.

There is a condition to ensure provision of adequate refuse storage and collection facilities within the site for the commercial use. It is considered that the scheme appropriately safeguards residential amenity in accordance with Policy 8 of the JCS.

5. Other comments on the application

There was a comment on the poor quality of the plans but the plans do clearly indicate to scale the layout of the building.

Conclusion

Subject to the restrictions discussed the proposal is considered to be in accordance with the Development Plan and with the provisions of the NPPF. The opportunity to offer a revised use on the edge of the town centre subject to the imposition of conditions is considered acceptable.

Background Papers

Title of Document:

Date:

Contact Officer:

05/10/2017

Natalie Westgate, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: