

BOROUGH OF KETTERING

Committee	Full Planning Committee - 12/03/2019	Item No: 5.2
Report Originator	Jonathan Pavey-Smith Development Officer	Application No: KET/2018/0473
Wards Affected	All Saints	
Location	Maplefields School, Beatrice Road, Kettering	
Proposal	Full Application: Change of use from school hall to community centre	
Applicant	Mr C Webb Maplefield Community Centre	

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. No other development shall commence until vehicular visibility splays of 2 metres by 43 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

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

3. Pedestrian visibility splays of at least 2.0m x 2.0m shall be provided on each side of the vehicular access. These measurements are taken from and along the highway boundary. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

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

4. The gradient of a vehicular access should not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary.

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

5. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary.

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

6. Prior to the commencement of development in regards to the new acres and car park provision a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

REASON: The details are required prior to commencement of development because the CMP needs to be in place and in force throughout the construction period and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

7. The premises shall not be open to the public before 9.00 hours or remain open after 21.00 hours on Mondays to Fridays, nor before 9.00 hours or after 21.00 hours on Saturdays, nor before 10.00 hours or after 16.00 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 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2018/0473

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

Information

3.0

Relevant Planning History

KET/2005/1015 Installation of mobile classroom (retrospective) (No objection)

KET/2004/0838 Replacement front entrance vehicular gates, pedestrian gate and ancillary fencing panels to form protected secure play area (No objection)

KET/2016/0303 Demolition of school buildings and construction of up to 17 no. dwellings with associated access, open space and landscaping,, Approved,, 28/11/2016

Site Visit

Officer's site inspection was carried out on 01/08/2018

Site Description

The site is rectangular in shape and measures 0.095ha in area and forms part of the site of the former Maplefields School, including the former School Hall. It is located to the west of the school site with rear gardens of detached houses on Shakespeare Road and 85 Britannia Road along this western boundary. To the North and East the site is currently surrounded by the remaining school site, however, this will change to housing should the approved application KET/2016/0303 be implemented. To the South is further detached housing on the southern side of Britannia Road. The local area is predominately residential in nature characterised by two-storey semi-detached and detached properties. The exception to this is a commercial garage on Britannia Road that abuts the eastern boundary of the larger school site.

Proposed Development

The proposal is to change the use of this former school hall to a community centre and to provide access from Britannia Road with 16 parking spaces and 5 disabled spaces, cycle and motorcycle parking. The school closed and relocated to Corby in 2012, but the redundant school buildings remain. The County Council has made provision through the disposal of the site for the freestanding school hall to remain as a community use.

Any Constraints Affecting the Site

None

4.0 Consultation and Customer Impact

Highway Authority

Recommendations

No objection subject to the following conditions.

- The pedestrian visibility splays are those inside the site, not on the highway footway.
- The boundary treatment is not detailed and so we request that the splays be conditioned to be maintained as below.
- The full vehicular visibility splays are not detailed, these can also be conditioned.
- No details of gates are apparent, we request that these be conditioned.
- The disabled car parking space should not be split into elements; it should be one box with the dimensions of 3.6 x 6.2m with the recognised disabled car parking space figure in the centre.

Crime Prevention: No formal objection in principle to change of use, however, unable to provide specific comments due to lack of information. Please request further information from applicant on security and crime prevention issues.

Environmental Health: No conditions to apply to this application.

Neighbours: 1 representation has been made to this application which is summarised below.

- Support in principle for the proposed community centre
- Provision of 26 parking spaces on site but concerned at times there will be overflows of parking onto Britannia Road. Losing on-street parking outside houses next to the Community Centre will have a negative impact on resident's lives. Parking in the area will be more under pressure through the application KET/2016/0303 which the Council has already approved.
- Council should consider a residents only parking scheme in the area.

5.0 Planning Policy

National Planning Policy Framework

Section 8. Promoting healthy and safe communities

Section 9: Promoting sustainable transport

Section 12: Achieving well-designed places

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development
Policy 7: Community Services and Facilities
Policy 8: North Northamptonshire Place Shaping Principles
Policy 11: The Network of Urban and Rural Areas

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on highways and parking
3. Impact on residential amenity

1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan if regard is to be had to the plan. It is considered that Policies 1, 7, 8 and 11 of the North Northamptonshire Joint Core Strategy (NNJCS) are relevant policies in determining this proposal. In addition to the Development Plan the National Planning Policy Framework provides guidance in determining this application and previous outline and full planning permissions for the wider site are considered to be material when assessing the acceptability of this proposal.

The wider site has outline planning permission for 17 dwellings and if implemented the site would be entirely surrounded by residential housing. The former school hall to be retained and the use changed to a community centre represents 170sqm of floorspace on a single floor. Policy 1 of the NNJCS states that sustainable development proposals can be approved wherever possible to improve the economic, social and environmental conditions of the area. Policy 7 supports the enhancement of community services and facilities and where appropriate providing on-site new or enhanced services to meet the needs arising from the development.

Policy 8 of the NNJCS seeks to protect residential amenity; ensure development creates safer and healthier communities; and provide satisfactory and safe means of access, provision of parking and manoeuvring.

Policy 11 supports the location of development to be focused within the Growth Towns (Kettering) and then Market Towns to achieve sustainable development where facilities can be supported by infrastructure.

It is considered, subject to detailed assessment of specific issues, that the principle of development to change the use of this building and site from a school hall to a community centre is acceptable, in accordance with the Local Development Plan and national planning policy guidance.

2. Impact on Highways and Parking

The revised comments made by the highways authority following the additional plans are a recommendation of no objection subject to various conditions.

The Highways authority state that the pedestrian visibility splays should be those inside the site, not on the highway footway. The highway authority request that this should be conditioned. It is therefore deemed reasonable to condition the details of the pedestrian visibility splays this to any approval.

The Highway authority also state that the boundary treatments are not detailed and so it is deemed reasonable to condition the details of the boundary treatments

The disabled car parking space should not be split into elements; it should be one box with the dimensions of 3.6 x 6.2m with the recognised disabled car parking space figure in the centre.

Parking

There will be eleven parking spaces to the front of the building. The parking standard for the proposed use requires 1 space per 30sqm of D1 floorspace. The approximate total floorspace of D1 Use is 170sqm.

This therefore creates a parking requirement for 6 spaces. The proposed development includes a total of 11 spaces. It is therefore considered the proposed development includes sufficient parking provision within the site to meet the demand and is in conformity with the adopted parking standards.

3. Residential amenity

Policy 8 of the Joint Core Strategy (2016) states that developments should ensure that it protects neighbouring amenity and amenity of future occupiers of the development.

Noise

The Environmental Protection Officer has raised no objections. Any noise and disturbance that relate to conversion is recommended to be secured via a condition (under a construction management plan) so that it would help to ensure no harm to neighbours amenity occurs, in terms of noise, waste, pollution, dust and other potential disruptions/hazards.

In addition, it is seen as prudent to add an opening hours condition for the community centre.

Neighbouring impact

A minimum distance of 25 metres to the nearest existing dwelling No30 Shakespeare Road has been measured, however most of the site is approximately over 25 metres distance to the nearest existing dwelling. As the proposal is purely for conversion no additional loss of privacy or of loss of daylight/sunlight would impact neighbouring properties.

It is considered that in terms of neighbour amenity and potential nuisance that the proposal is acceptable and is in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Conclusion

The proposed development would bring back a sustainably located urban site back into productive use whilst respecting the character and appearance of the site's surrounding, the residential amenities of the area and highway safety in compliance with Policies 5, 8, 11, 29 and 30 of the North Northamptonshire Joint Core Strategy and the policy guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Jonathan Pavey-Smith, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

