

BOROUGH OF KETTERING

Committee	Full Planning Committee - 01/02/2011	Item No: 5.2
Report Originator	Michael Boniface Development Officer	Application No: KET/2010/0700
Wards Affected	Burton Latimer	
Location	34 High Street, Burton Latimer	
Proposal	Full Application: Change of Use from shop to pre-school	
Applicant	Mrs S Hodgkins	

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 09.00 hours or remain open after 15.00 hours on Mondays to Fridays, nor at any time on Saturdays, Sundays or any recognised public holidays.

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

Notes (if any) :-

- NONE

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statements/Guidance Notes 1 and 4, Policies 1, 9, 13 of the North Northamptonshire Core Spatial Strategy, and Policy 58 of the Local Plan for Kettering Borough. There are no material considerations that indicate against the proposal.

Officers Report

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 13/12/2010.

The site comprises a vacant retail (A1) unit within the Established Shopping Area of Burton Latimer. The unit stands within a row of two storey terraced building which present a range of commercial uses at ground floor level.

Proposed Development

Change of use from retail (A1) to pre-school (D1).

Any Constraints Affecting The Site

- Conservation Area
- C Road

4.0 Consultation and Customer Impact

Parish/Town Council

Objection for the following reasons:

- No car parking for staff and parents
- Assumption that visitors will walk
- Highway safety
- Rear courtyard not enclosed as per OFSTED requirements
- Front window should be blanked out for privacy
- No stopping facilities outside premises
- Plans do not show emergency access facilities
- Should be reported to committee

Highway Authority

No objection. The applicant's survey information and supporting documents demonstrate that consideration has been given to parking and access and the facilities are acceptable. Some concerns are raised regarding stopping within the highway however this is not sufficient to warrant refusal.

Environmental Health

No objection subject to a condition requiring details of a scheme for the storage and collection of waste.

Neighbours

None

5.0 Planning Policy

National Policies

PPS1 – Delivering Sustainable Development

PPS4 – Planning for Sustainable Economic Growth

Development Plan Policies

North Northamptonshire Core Spatial Strategy

1 – Strengthening the Network of Settlements

9 – Distribution and Location of Development

13 – General Sustainable Development Principles

Local Plan

58 – Employment: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development;
2. Design, Character and Appearance;
3. Impact on the Conservation Area;
4. Residential Amenity;
5. Highways and Parking;
6. Other Matters.

1. Principle of Development

PPS4 suggests that town centres should accommodate a range of retail and service providing uses which can be readily accessed by sustainable modes of transport such as walking and cycling, along with public transport. Whilst Established Shopping Areas are principally intended for retail uses it is important to ensure an appropriate mix of commercial uses in order to support the vitality and viability of the town centre. The proposed site stands at the northern end of the retail area between a further retail use and a residential property. It is considered that the proposed pre-school is an appropriate town centre use and whilst the loss of a retail unit is regrettable, this would not result in a significant impact upon the vitality and viability of the town centre.

Policy 13 of the North Northamptonshire Core Spatial Strategy is supportive of development subject to a number of general sustainable development criteria, including that the proposals do not result in adverse impact upon neighbouring properties or the highway network and that schemes present a good standard of design.

2. Design, Character and Appearance

The application does not propose any external changes to the building.

3. Impact on the Conservation Area

The building falls within a designated conservation area; section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The application does not propose any external changes and the scheme would therefore have a neutral impact on the Conservation Area.

4. Residential Amenity

The site stands within the Established Shopping Area of the town centre where a range of commercial uses operate. The site in question is vacant at present but holds an extant retail (A1) use. The proposed use as a pre-school is likely to result in a number of visitors to the site however this is to be expected in a town centre location and will not be significantly increased compared with that which could potentially be generated by the extant A1 use. It is considered that the proposed use is appropriate within the town centre and the scheme will not result in significant adverse impact to neighbouring properties.

5. Highways and Parking

No off-road parking is provided within the development site however the site is located within Burton Latimer town centre where visitors would be able to make use of nearby public car parks, public transport and various services and amenities. It is not therefore considered necessary to provide on-site parking and this approach is consistent with PPG13 which suggests that LPAs should not require parking where the applicant does not intend to provide it and where the site can contribute to modal shift objectives.

While this is so, it is noted that the site is located on a busy shopping street and opposite a significant highway junction. Whilst it would not therefore be desirable for visitors to stop outside the premises, this cannot be controlled through the planning system. A public car park exists in close proximity to the site (Church Street) and regular public transport serves the town centre. There are therefore sufficient opportunities for accessing the site and highway users will be subject to the normal highway regulations and controls when arriving by cars. The applicant has provided evidence of a survey carried out with existing users of the pre-school which suggests that 20/27 respondents would walk to the site. While this data cannot be relied upon, it offers an indication that demands for car travel will not be excessive. As already, discussed, provision is available for parking in a nearby public car park.

The Local Highway Authority has raised no objection to the proposals and no significant adverse impact would result to highway users; the development is therefore considered acceptable in these regards.

6. Other Matters

The Town Council has raised a number of concerns and the majority of these have been addressed above. Comments in regards to OFSTED requirements and emergency exits are not material planning matters and cannot be considered as part of this application.

Conclusion

The proposed development accords with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such, planning permission should be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Michael Boniface, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

34 High Street, Burton Latimer
Application No.: KET/2010/0700



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