

APPLICATION NO	PA/2014/1157
APPLICANT	Miss O Turley, Creative Support
DEVELOPMENT	Planning permission for change of use from A1 to mixed use of B1 office use and a drop-in advisory centre and training facility (D1)
LOCATION	6-8 Market Hill, Scunthorpe
PARISH	SCUNTHORPE
WARD	Town
CASE OFFICER	Emma Stanley
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from policy – policy S2 (Development in Scunthorpe Town Centre) of the North Lincolnshire Local Plan

POLICIES

National Planning Policy Framework: Paragraph 23 states that in drawing up local plans, local planning authorities should:

- Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres and set clear policies that make clear which uses will be permitted in such locations.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and S2 (Development in Scunthorpe Town Centre)

North Lincolnshire Core Strategy: Policy CS14 (Retail Development)

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

Planning permission is sought to change the use of two adjacent shop units to a mixed use of B1 office and D1 training and advisory centre. The site is within the defined Scunthorpe Town Centre Precinct area wherein policy S2 of the North Lincolnshire Local plan sets out the criteria against which applications for non-A1 uses in this area will be determined. Non-shopping uses will be allowed in the precinct areas, provided that such uses do not exceed

20% of the total meterage of the defined shopping frontage. In this particular case, there are six units in the frontage, which measures approximately 37 metres wide. One of the existing units in the frontage is already used as the precinct office, and together with the proposed use will result in a frontage of non-A1 uses that measures approximately 17.5 metres in total, which will exceed the limit of 20% referred to in policy S2.

The main issue in the determination of this application is whether the proposed use would be detrimental to the vitality and viability of the town centre due to the loss of two A1 shop units.

The uses proposed for these two shop units fall within the list of overall uses that are considered to be appropriate, in planning terms, in the town centre as defined in local plan policy S2. However, in the defined precinct frontages additional limits apply which seek to limit the loss of A1 uses in order to protect the retail character of the area. The current proposal fails this policy, however the use proposed is considered to be an important local resource, and although not a shopping use, will still promote the town centre and encourage people to visit the area. In addition, the units are currently empty, and the proposed use is seen as a positive step towards bringing the units back into viable use. It is considered, though, that the permanent loss of the units would not be appropriate and it is suggested, if permission is granted, that a condition is imposed requiring the units to revert back to retail units once the existing use ceases. This will enable the proposed uses to operate whilst ensuring that the units are still available for retail use in the future. The application is therefore recommended for approval on the basis that the units can revert back to retail at a later date.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2014/1157/001.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

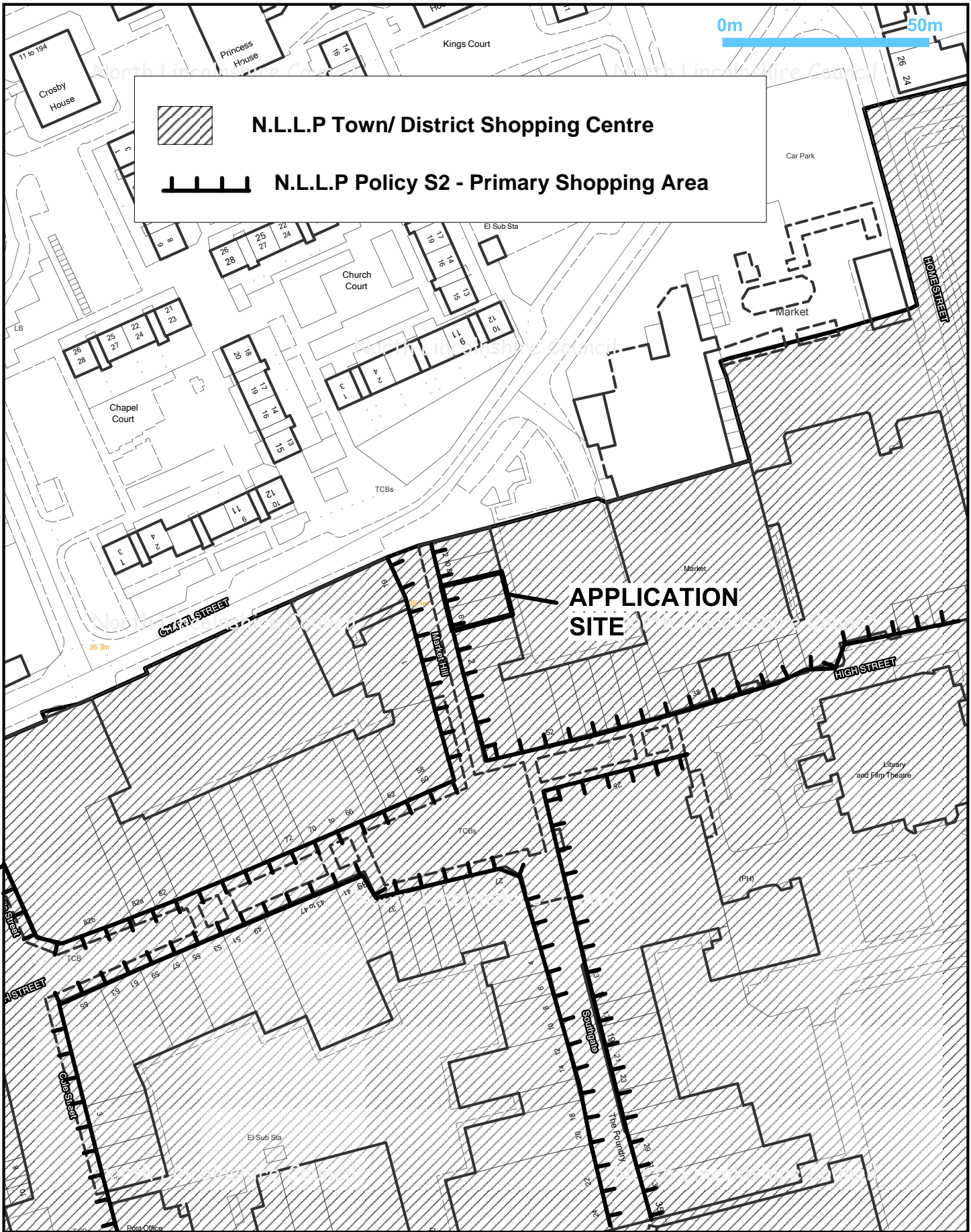
When the premises cease to be occupied by Creative Support, the use as a mix of B1 office and D1 training and advisory centre shall cease and the units shall revert back to an A1 use.

Reason

Permission is granted only after taking account of the manner in which the premises will be used and therefore as an exception to policy S2 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

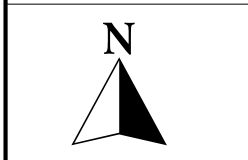


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Drawn by: Sue Barden

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