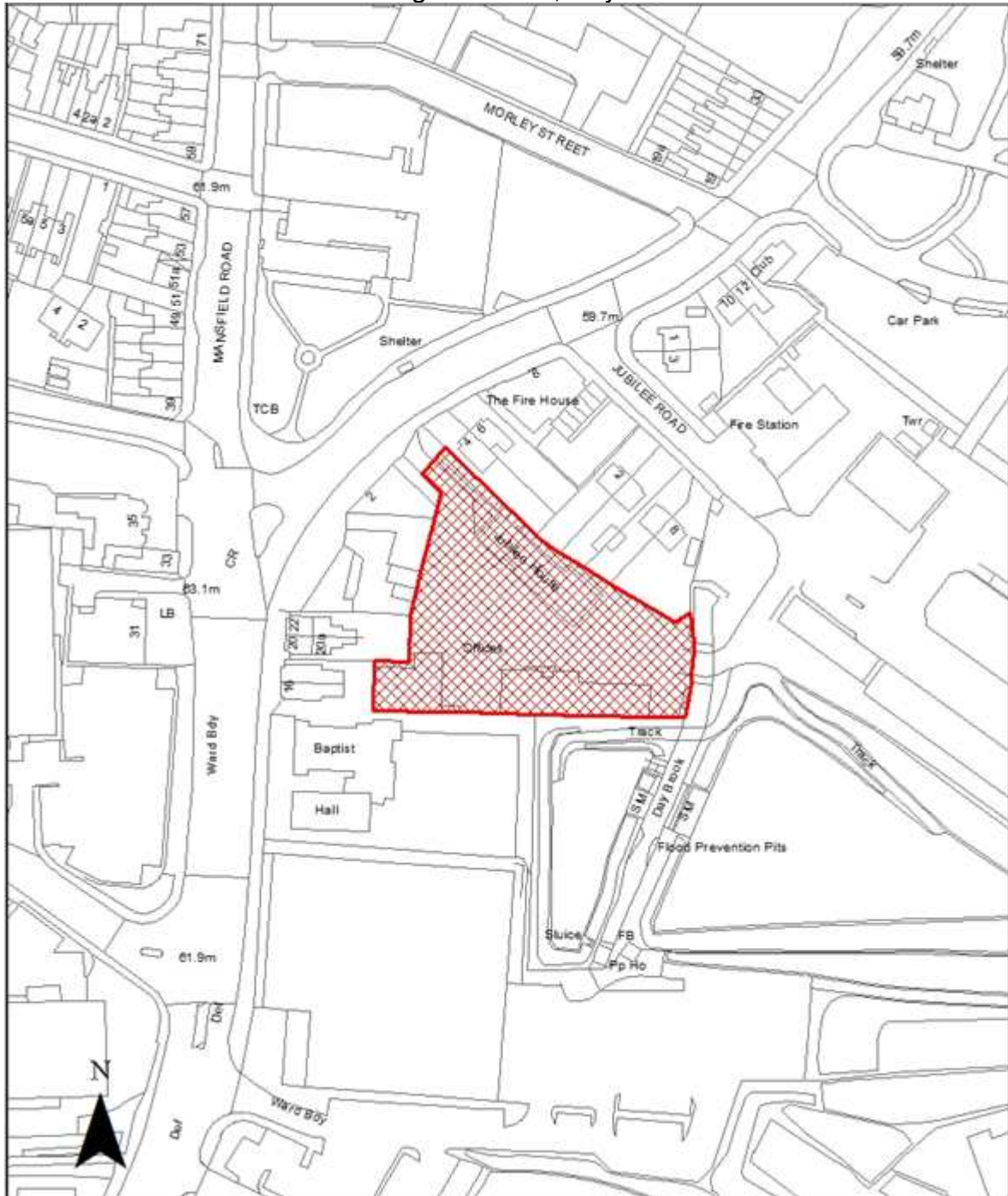




Application Number: 2014/0805

Stores Building, Gedling Borough Council, Jubilee House
Nottingham Road, Daybrook

Location:



NOTE:

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Report to Planning Committee

Application Number: 2014/0805

Location: Stores Building, Gedling Borough Council, Jubilee House
Nottingham Road, Daybrook

Proposal: Use of section of the ground floor store building for a
joinery workshop, operating Mondays to Fridays, for a joint
Age UK and Gedling Council project

Applicant: Gedling Borough Council

Agent: Steve Wiseman

The Owner of the Application site is Gedling Borough Council and in line with the Council's Constitution this application has been referred to Planning Committee

Site Description

The application relates to a general storage building sited opposite Gedling Borough Council's Jubilee House. Main access to the site is from Nottingham Road. The building is a two-storey with a single-storey detached structure located in the south-west corner of the site. There are a mixture of commercial and residential properties and Daybrook Baptist Church adjoining the site to the west and south.

Proposed Development

Full planning is sought for the change of use of a section of the ground floor store building for a joinery workshop, operating Mondays to Fridays for a joint Age UK and Gedling Borough Council project. The remainder of the ground floor would be retained for the storage of Gedling Borough Council Leisure Department's event equipment. The development requires internal refurbishment providing a new WC and work benches.

The present use class of the Stores building is Sui Generis; this permission seeks for a new Sui Generis use class accounting for the use of the existing general storage building as a general store / education / joinery workshop.

The application seeks for the use of the premises for a joinery workshop between the hours of 900hrs – 1600hrs.

Consultations

Nottinghamshire County Council (Highway Authority) – No objections

Public Protection – No objections

Neighbouring Properties were notified and a Site Notice posted and no letters of representation were received as a result.

Planning Considerations

The main planning consideration in the determination of this application is the impact of the proposal on the residential amenity of nearby properties.

At the national level the National Planning Policy Framework (NPPF) (March 2012) is relevant. At the heart of the NPPF there is a presumption in favour of sustainable development. The NPPF sees good design as a key element of sustainable development.

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014) which is now part of the development plan for the area.

Appendix E of the ACS refers to the Saved Policies from Adopted Local Plans. The following policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014 are relevant: -

Policy ENV1 (Development Criteria)

Under the Local Plan development should be of a high standard of design which has regard to the appearance of the area and which does not cause harm by virtue of its scale and materials. It should also not cause unacceptable harm to the amenity of adjoining occupiers.

I note the comments from the Highway Authority and as such I am satisfied that there would be no undue highway safety implications as a result of the development.

I note that public protection have not raised any objections to the proposal. In my opinion, given the existing use of the site and the distance to neighbouring residents, I am satisfied that the joinery workshop would not result in any additional undue impact on the amenity of nearby residential properties.

I note that there would be no external changes to the premises, and as such I am satisfied that there would be no undue impact on the design and appearance of the premises.

For the above reasons I consider that the proposal accords with Policy ENV1 of the Replacement Local Plan and advice contained within the NPPF and would recommend Planning Permission is granted.

Recommendation:

Grant Conditional Planning Permission

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby permitted shall be completed in accordance with the application forms and plans received on 2nd July 2014 drawing no's: G12/JHS/001 and G14/JHS/001.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the proposed use as a joinery workshop and the internal alterations would have no undue impact on neighbouring residential amenity or the locality in general. The development therefore complies with the National Planning Policy Framework (2012) and Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.

Notes to Applicant

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.