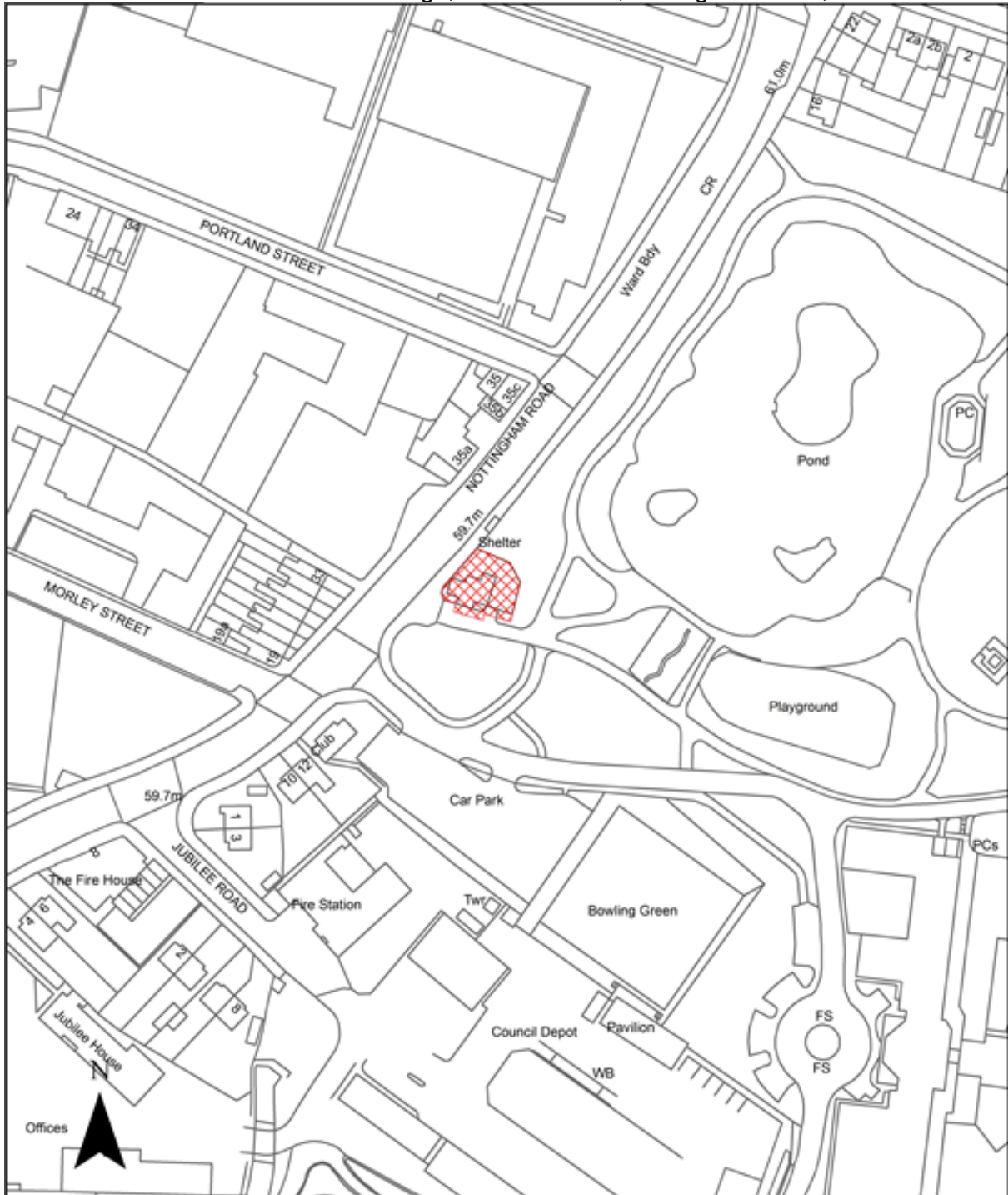


**Application Number:** 2015/0681

**Location:** The Lodge, Arnot Hill Park, Nottingham Road, Arnold.



**NOTE:**

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248  
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## **Report to Planning Committee**

**Application Number:** 2015/0681

**Location:** The Lodge, Arnot Hill Park, Nottingham Road, Arnold.

**Proposal:** From drop in youth centre (Sui Generis) to office.

**Applicant:** We R Here

**Agent:**

**Case Officer:** Elizabeth Campbell

**This application is presented to the Planning Committee because the building is owned by Gedling Borough Council**

### **Site Description**

The Lodge is a small detached single storey building at the former vehicular entrance, on Nottingham Road, to Arnot Hill House and now one of the pedestrian entrances into Arnot Hill Park. It is a stone building with slate roof. On the back of the building there is a small brick built flat roof extension. The Lodge has previously been used as the residence for the Borough Council's caretaker and as a storage facility by Leisure Services and most recently as a Youth One Stop Shop. Internally the building comprises a reception area with two office/meeting rooms and a kitchen and toilet. This totals 72 square metres. Outside there is a small back yard, where the Council store the boat and to the side, behind metal gates, a yard and shrubbery.

Arnot Hill House is a Grade II listed building (since 1987) and The Lodge is treated as listed as a building within its curtilage. It is also a locally listed building in its own right.

The building stands within the built up area of Arnold but outside the main and secondary shopping areas. It is situated within the protected open space of Arnot Hill Park and within 100metres of the lower car park.

### **Relevant Planning History**

2006/0177 - Conditional permission granted for change of use of building, including construction of entrance ramp and timber ramp to back door, to Youth One Stop Shop

### **Proposed Development**

This is an application for full planning permission for the change of use from the drop in youth centre, which is a sui generis i.e. a use on its own and which does not fit into any particular use class, to an office (Class B1a)

The application is submitted by a charity "We R Here". This charity has the strap line "Here supporting young people and their families". In a supporting statement the charity describes itself and work:

We R Here is a local charity formed in October 2011 by a committed group of volunteers, all of whom had a background of working within a range of services supporting young people and families, who had been impacted by a variety of traumatic life experiences. The need for this support has grown since the cuts in public services which began late in 2010. The charity has its main base at The Community Hub on Main Road in Gedling.

Through fundraising, grants and donations the charity is able to provide free support by the provision of 1:1 counselling, group work, training and advocacy as well as working with Women's Aid, Sure Start, and Schools.

The charity believes it is unique as it "provides a restorative approach to enable service users to build increased self-esteem and confidence, which in turn improves their ability to engage with opportunities for education and employment creating the environment for positive outcomes and life chances"

The building will be used between 09.00 and 17.00 Monday to Friday and on one evening a week between 19.30 and 21.00 by a self – esteem group. It will provide more accessible premises to people on the Arnold/North side of the Borough.

Occasional fundraising activities and social events for service users will be held on a site well served by public transport and fully accessible for those with mobility difficulties.

The Council Car Park will be used for car parking and there is a bus stop on Nottingham Road, almost immediately outside this pedestrian entrance to Arnot Hill Park. One person would be employed full time on site with up to six part time volunteers.

A companion application for listed building consent is considered elsewhere on the agenda under 2015/0674.

### **Consultations**

A site notice has been posted and the application, as affecting a listed building, has been advertised in the press. No representations have been received to date.

The occupiers of the residences opposite, on Nottingham Road, have been notified of the proposal. No representations have been received to date.

Nottinghamshire County Council (Highways Authority) - Consultation not required.

Planning Policy – The proposal accords with the saved Policy E11 in the (replacement) Local Plan in respect of office development outside shopping centres , and in particular criteria ‘a’ and ‘d’. (see planning considerations for further explanation)

### **Planning Considerations**

The main planning considerations in the determination of this application are whether the proposal accords with policy since the building is situated outside the main and secondary shopping centres of Arnold, the impact on the special architectural or historic interest of this building, whether there is any impact on the amenities of neighbouring properties and whether there are any highway issues.

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

The relevant national planning guidance is set out in the National Planning Policy Framework (NPPF) The following sections of the NPPF are particularly relevant to this proposal:

7. Requiring good design (Paragraphs 56 – 68)
12. Conserving and enhancing the historic environment (Paragraphs 126 – 141)

Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10<sup>th</sup> September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS.

The following policies are relevant: -

Policy 11 – the Historic Environment

These policies reflects the guidance contained in the NPPF and Replacement Local Plan policies (see below)

Appendix E of the GBACS refers to the following saved relevant policy contained within the Gedling Borough Replacement Local Plan (certain policies saved) 2014:-

- ENV1 (Development Criteria)
- ENV22 (Local Interest Buildings)

This states that planning permission for development, which would affect a local Interest building, or its setting will be granted provided the appearance or character of the building and its setting are safeguarded

- E11 (Office development outside shopping centres). This states:

Planning permission will not be granted for new office uses (Use Classes A2 and B1 (a)) outside of the district and local shopping centres unless: -

- a. The introduction of an office use into a non-residential building which is of architectural or historic importance, or considered by the Borough Council to be of local importance, would lead to the retention of the building without damaging its character, or causing environmental or traffic problems, and for which there is no better alternative use acceptable to the Borough Council; or
  
- d. The location of a small B1 (a) office use can be achieved without having a detrimental effect on the locality and would not conflict with other Local Plan policies

The Lodge is currently empty and the bringing it back into use as a small office will accord with the NPPF, as being sustainable development within an existing building. It is also, most recently, a building in non - residential use and a building of architectural or historic importance and therefore its conversion to a small office would accord with the saved Policies E11 and ENV22 of the Gedling Borough Local Plan. Furthermore there are no alterations proposed to the outside of the building, apart from the addition of a door buzzer and hooks to hold the boat on the back of the brick extension and internally, no features of historic interest are affected.

Para 140 of the NPPF state that local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies. It is my opinion that whilst office is generally a town centre use this proposal is for a small office and bringing back into use a heritage asset.

With respect to the impact on the amenities of the neighbouring properties these are all situated on the opposite side of Nottingham Road. No representations have been received to date and I do not consider that the proposed use will detrimentally affect the amenities of these properties. I am also mindful that the site is located with a Public Park.

With respect to any highway concerns the Highway Authority has advised that it does not require to be consulted. The Council public car park is only about 100 metres away and there is a bus stop almost immediately outside the building on Nottingham Road. I conclude that there are no highway concerns.

I conclude that the proposal is acceptable, that it accords with the National Planning Policy Framework, policy 11 of the Gedling Aligned Core Strategy and Policies ENV 1, E11 and ENV22 of the Gedling Borough Local Plan (certain policies saved) 2014. I therefore recommend that planning permission be granted.

### **Recommendation:**

**To GRANT PLANNING PERMISSION subject to the following conditions:**

### **Conditions**

1. The development must be begun not later than three years beginning with the

date of this permission

2. This development shall be carried out in accordance with the details submitted on the planning application form, supporting statement, site location plan, block plan and floor plan all received on 17th June 2015 as amended by the floor plan, (G15/APH/01) revised in respect of the position of the new door and frame received on 9th July 2015. The proposed development shall be carried out in accordance with the approved details.

### **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 provides a small office in a building of local interest just outside the town centre and well served by public transport and where the proposed use would not detract from the special architectural or historic interest of this building or have undue impact on the amenities of neighbouring residential properties or the locality in general and would not result in any highway safety issues. The proposal therefore complies with ENV1, ENV22 and E11 of the Gedling Borough Replacement Plan (certain policies saved) 2014, Policy 10 of the Aligned Core Strategy for Gedling Borough (Sept 2014) and the National Planning Policy Framework.

### **Notes to Applicant**

Planning Statement - The Borough Council has worked proactively with the applicant in accordance with paragraphs 186 and 187 of the National Planning Policy by meeting on site and agreeing a scheme which satisfies the policies and its heritage advisers.