

AGENDA ITEM NO: 8/2(e)

Parish:	Hunstanton	
Proposal:	Change of use from B1 to A1	
Location:	Annexe Town Hall The Green Hunstanton	
Applicant:	Mr Jack Schmollmann	
Case No:	15/00266/CU (Change of Use Application)	
Case Officer:	Clare Harpham Tel: 01553 616318	Date for Determination: 23 April 2015

Reason for Referral to Planning Committee – The application is to be determined by the Planning Committee as the applicant is related to Councillor Richard Bird.

Case Summary

The application is for a change of use from a B1 use to A1 use (hairdresser) within the currently vacant Annexe building to Hunstanton Town Hall. The proposal seeks no external changes and is within Hunstanton Town Centre Zone where an A1 use is acceptable.

Key Issues

The Principle of the Change of Use
Highways Issues
Crime and Disorder Act 1998
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located to the north-eastern side of the Town Hall and within the Town Centre and Conservation Area of Hunstanton. The Annexe, which is currently vacant, is a single storey flat-roofed building constructed of carrstone and accessed from the eastern side of the Town Hall and to the rear of the parking area.

There are no proposed external changes to the building; it is proposed to remove some walls within the inside of the building to open up the internal space.

The application seeks full planning permission for a change of use of the building to A1 use and will be utilised in this instance as a hairdressing/barber salon.

SUPPORTING CASE

No supporting case received.

PLANNING HISTORY

Wider Town Hall complex

2/93/0772/LB: Application Permitted: 27/07/93 - Alterations to internal service areas conversion of foyer/ cloakroom areas and external window ramp and emergency exit with incidental demolition - Town Hall

2/94/1293/LB: Application Permitted: 21/11/94 - Provision of two signs and hanging sign - Town Hall

2/94/1292/A: Application Permitted: 25/11/94 - Provision of two signs and hanging sign - Town Hall

2/04/0219/LB: Application Permitted: 17/03/04 - Internal alterations to form lift shaft - Town Hall

2/93/0771/F: Application Permitted: 27/07/93 - Alterations to form multi-purpose hall with meeting/activity room and ancillary services conversion in part to Tourist Information Centre and provision of access ramp and emergency exit - Town Hall

2/99/1130/F: Application Permitted: 13/10/99 - Construction of lobby with disabled access - Town Hall

2/99/1129/LB: Application Permitted: 13/10/99 - Construction of lobby with disabled access - Town Hall

2/01/1991/LB: Application Permitted: 19/02/02 - Fenestration alterations and installation of floodlighting - Town Hall

2/97/0036/LB: Application Permitted: 26/02/97 - Infilling of lower section of low level windows on north- west elevation - Town Hall

RESPONSE TO CONSULTATION

Town Council: Due to the close connection of the Town Hall and the application site the Town Council feels it should make no comment on this application.

Highways Authority: NO OBJECTION it is within a Town Centre location in an area well controlled by comprehensive waiting restrictions, limited waiting bays and its proximity to public car parking. In relation to highway issues only this proposal will not affect current traffic patterns or the free flow of traffic.

Conservation Team: NO OBJECTION as there are no exterior changes proposed. Signage would need to be dealt with under a separate application.

REPRESENTATIONS

No letters of representation received

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS05 – Hunstanton

CS10 - The Economy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The application site is located within the Conservation Area of Hunstanton and the defined Town Centre. It is also immediately east of Hunstanton Town Hall which is a Grade II Listed Building.

The main issues to consider when determining this application are as follows:

- The Principle of the Change of Use
- Highways Issues
- Crime and Disorder Act 1998
- Other material considerations

The Principle of the Change of Use

Planning Policy seeks to promote competitive economic environments within Hunstanton town centre and support its viability and vitality including a range of uses which retains and strengthens the role of Hunstanton as a main town in the borough which is a service centre with supporting retail, culture and social infrastructure. This part of The Green is within Hunstanton Town Centre and the current use is B1 (vacant) at ground level (single storey). The proposed change of use to a hairdresser / barber shop (A1) is considered compatible with the existing uses within this town centre locality helping provide a diverse range of uses to meet the needs of different social groups.

There are no proposed external changes to the building and therefore the proposed change of use would have no material impact upon the heritage assets that are the Town Hall (a listed building) or the Hunstanton Conservation Area.

Highways Issues

There is no proposed parking for the retail unit however that is not required in this town centre location. There are no objections to the proposal from the Highways Officer. The town centre location is within an area which is well controlled by comprehensive waiting restrictions, limited waiting bays and is in close proximity to public car parking. The proposal would not affect current traffic patterns or the free flow of traffic.

Crime and Disorder Act 1998

No crime and disorder issues are raised by this application.

Other material considerations

There would be no impact upon residential amenity. The proposal is directly south of a retail unit and to the east of the town hall.

The application site is within Flood Zone 1 and therefore does not require a Flood Risk Assessment.

CONCLUSION

The proposed change of use to A1 and within the Town Centre of Hunstanton complies with the National Planning Policy Framework, Policies CS01, CS02, CS05, CS10 and CS12 of the King's Lynn and West Norfolk Core Strategy 2011, Policy 4/21 of the saved Local Plan Policies and Policy DM15 of the emerging Site Allocations and Development Management Policies Pre-Submission Document 2014. Consequently in light of National Guidance, Development Plan Policies and other material considerations it is recommended that Planning Permission be granted for the development as proposed.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans 'Location Plan' and 'Proposed Floor Plans' both received by the Local Planning Authority on 26th February 2015.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.