

Application No: 2009/406	Application Type: Full
Proposal: Change of use from Offices to mixed use of Council Chamber/Committee Meeting Room & Offices	Location: Kingfisher Business Centre, Futures Park, Newchurch Road, Bacup
Report of: Planning Unit Manager	Status: For Publication
Report to: Development Control Committee	Date: 5 October 2009
Applicant: Head of Finance Rossendale BC	Determination Expiry Date: 16 October 2009
Agent:	

REASON FOR REPORTING **Tick Box**
Outside Officer Scheme of Delegation ✓

Member Call-In
 Name of Member:
 Reason for Call-In:

More than 3 objections received

Other (please state) **Council Application**

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

APPLICATION DETAILS

1. SITE

This application relates to the Kingfisher Business Centre, a 3-storey building which is situated to the south side of Newchurch Road (A681), near to its junction with New Line.

In March 2003 permission was granted for the construction of this building, of 1,983 sq m in floor area, as Offices. Within the building are a central reception area, conference/meeting rooms and other communal facilities ancillary to the Office units.

The main entrance to the building is on the south side, facing onto an area possessing 116 parking spaces (11 designed for the vehicles of disabled people) and a covered cycle-store; this area can be illuminated in the evening.

To the east side of the site are other commercial premises, whilst to the south and west are plots of land awaiting development for employment purposes.

2. RELEVANT PLANNING HISTORY

2003/88 - Erection of a Business Centre
Permission granted

2004/56 - Extension to Car Park
Permission granted

3. THE PROPOSAL

The Council presently occupies part of the Office space within the building.

Permission is sought to make available part of the ground-floor space having an area of 188sqm as the Council Chamber/Committee Meeting Room, with an ancillary Mayors Parlour/Members Room. Situated towards the eastern end of the building, this area can be accessed from the central reception area or directly from the car park through an existing external doorway.

The Supporting Statement accompanying the application advises that this proposal :

- forms part of the Accommodation Strategy approved by the Council's Cabinet in June 2009.
- entailing relocation from Hardmans Mill to form the proposed Civic Suit, will help consolidate the Authority's public buildings.
- will provide more efficient, accessible and improved services for Council customers.
- will support and promote the original business & design model of the Business Centre, helping to create and develop enterprise within the Borough.

4. POLICY CONTEXT

National

PPS1 Delivering Sustainable Development
PPS6 Town Centres
PPG13 Transport
PPG24 Noise

Development Plan

Regional Spatial Strategy for the NW of England (2008)

DP1-9 Spatial Principles
RDF1 Spatial priorities
RT2 Managing Travel Demand
RT4 Management of the Highway Network
EM1 Environmental Assets

Rossendale District Local Plan (1995)

DS1 Urban Boundary
DC1 Development Criteria

Other Material Planning Considerations

4NW Draft NW Plan Partial Review (July 2009)
LCC Parking Standards
RBC Core Strategy
RBC Emerging Bacup, Stacksteads & Britannia AAP

5. CONSULTATION RESPONSES

LCC (Highways)

No objection.

6. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order the application has been publicised by way of site notices posted on 2/9/09 and letters sent to other occupiers of the building and 7 neighbours on 1/9/09.

No objections have been received.

7. PLANNING ISSUES

The main issues to be considered in the determination of this application are as follows:

- 1) Principle
- 2) Neighbour Amenity
- 3) Access/Parking

Principle

In the adopted Local Plan the application site lies within the Urban Boundary of Bacup. The proposal therefore accords with Policy DS1 of the Rossendale District Local Plan.

Neighbours Amenity

The nature of the use being introduced into the building is likely result in greater evening activity within both the building and its car park. However, this is not considered likely to result in unacceptable noise or disturbance for other occupiers of the building or neighbours. There are no nearby residential properties.

Access/Parking

Having regard to the location of the site on a quality bus route/near to Bacup Town Centre, the proposal is considered to accord with the sustainability principles of PPS1 and the desire of PPS6 to concentrate development close to town centre facilities/where accessible by means of travel other than the private car. In this respect the Kingfisher Business Centre is a more accessible location in which to have the Council Chamber than Hardmans Mill.

Furthermore, the building has parking spaces for the vehicles of disabled people and a covered cycle-store close to its entrance. The parking area has a system of illumination. The need for parking associated with the Council Chamber is most likely to arise in the evenings, when demand for spaces by employees/visitors of other units within the building is not high.

8. SUMMARY REASON FOR APPROVAL

The proposed development is appropriate in principle within the Urban Boundary of Bacup and is not considered likely to result in unacceptable detriment to neighbour amenity or highway safety. The proposal is therefore considered to accord with PPS1 / PPS6 / PPG13, Policies RDF1 / RT2 / RT4 of the Regional Spatial Strategy and Policies DS1 / DC1 of the Rossendale District Local Plan.

9. RECOMMENDATION

That Permission be granted.

CONDITIONS

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

Reason : Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

Contact Officer	
Name	N. Birtles
Position	Principal Planning Officer
Service / Team	Development Control
Telephone	01706-238645
Email address	planning@rossendalebc.gov.uk