

<b>Date of Meeting</b>	16 <sup>th</sup> March 2017
<b>Application Number</b>	16/11929/FUL
<b>Site Address</b>	Nadder Community Centre, Weaveland Road, Tisbury, SP3 6HJ
<b>Proposal</b>	Proposed B1 use on part of the first floor of the Nadder Centre.
<b>Applicant</b>	Wiltshire Council
<b>Town/Parish Council</b>	Tisbury
<b>Electoral Division</b>	Tisbury
<b>Grid Ref</b>	394075 129768
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Christos Chrysanthou

### **Reason for the application being considered by Committee**

The application has been called in to committee by Councillor Deane, but in any event, as it is an application submitted by Wiltshire Council that has generated objections on planning grounds, the Scheme of Delegation requires it to be determined by the Southern Area Planning Committee.

#### **1. Purpose of Report**

To consider the above application and the recommendation of the Head of Development Management that planning permission should be APPROVED.

#### **2. Report Summary**

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Impact on community use
- Parking

#### **3. Site Description**

The application site is the newly constructed Nadder Community Campus which accommodates a range of community uses and facilities including a library, pre-school, leisure centre, police, youth facilities, sure start, meeting space and business incubation space. The site is accessed off Weaveland Road and is located within the AONB.

#### **4. Relevant Planning History**

14/04907/FUL Proposed Community Campus development off Weaveland Road, to include the use of some of the existing council buildings on the site in conjunction with the addition of new build areas in order to house various council and community services AC 04/08/14

#### **5. The Proposal**

Planning permission is sought for the change of use of part of the first floor of the building to B1 office purposes. The applicant has submitted a detailed explanation in support, which is attached as an Appendix to this report.

## **6. Local Planning Policy**

Wiltshire Core Strategy (WCS):

- Core Policy 49: Protection of rural services and community facilities
- Core Policy 35: Employment
- Core Policy 27: Tisbury community area

## **7. Summary of consultation responses**

### **Tisbury Parish Council**

*Objection - P.Cnllrs objected to this application for the proposed B1 use of the first floor space as the proposal significantly changes the original concept of Wiltshire Council, together with the approved Vision Statement of the Advisory Board to promote the Centre as a 'Health and Wellbeing' facility with educational offers/benefits and community use.*

### **Wiltshire Council Highways**

No objection -

*It is considered that the proposed development will not detrimentally affect highway safety and I therefore recommend that no highway objection be raised to it. I would expect the requirements of the Green Travel Plan (Condition 11 of the 14/04907/FUL planning permission) to apply to the development now proposed.*

## **8. Publicity**

The application was advertised by site notices and neighbour consultation letters.

34 letters of objection have been received citing the following concerns:

- Loss of leisure floorspace which would not benefit existing members or the community
- Proposal is a non-leisure/community use and doesn't promote health and wellbeing
- Parking/traffic
- Lack of consultation

## **9. Planning Considerations**

### **9.1 Principle of Development and impact on community uses**

In terms of general employment policy, the establishment of a B1 use in this general location is supported by local plan policy CP35, and by Core Policy 27, which indicates that some 1.4 hectares of employment space will be provided in the community area. National Planning policy also supports the establishment of employment within rural areas and sustainable settlements.

However, the site is located within the recently established Tisbury Campus, which is utilised mainly for community related use. Thus, Core Policy 49 (Protection of rural services and community facilities), is relevant, and states:

*Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative*

*community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported.*

*Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.*

Whilst Core Policy 49 relates to loss of community facilities which are economically unviable, it is relevant to this application as it supports mixed-uses which retain community facilities.

The proposal consists of changing the use of part of the first floor of the Nadder Centre to B1 office use. It should be noted that the floor area that the change of use is sought for wasn't identified for a specific use/purpose in the original permission.

The proposal provides the opportunity for letting out the proposed office floorspace at market rate to local businesses which would generate revenues which would be reinvested within the centre.

Officers note that it appears that the floor area in question may have been used for exercise classes. Whilst officers note the numerous objections relating to the loss of leisure space within the building, the supporting statement makes it clear that the existing programme of group exercise would be relocated to other areas of the existing building, including the Nadder Hall, which is currently under-capacity. The proposal would therefore not impact the effective operation of the leisure centre and would not result in a loss of the current community uses. Thus, the proposal accords with the aims of policy CP49.

## **9.2 Highways and Parking**

The highway authority has considered the proposed development and has responded with no objection. The proposal will not detrimentally affect highway safety and sufficient parking provision would be provided onsite. The requirements of the Green Travel Plan (Condition 11 of the 14/04907/FUL planning permission) still apply to the proposal.

## **10. Conclusion**

Whilst the floor area that this change of use proposal relates to was not designated for a specific use or activity within the original permission, the main leisure/community portion of the building would be retained and the exercise classes that have been conducted in the floor area subject of this application would be relocated elsewhere in the building.

The proposal provides an opportunity to create office floorspace that would be utilised by local businesses which would generate revenues to support the viability of the centre.

Sufficient parking is available on-site and the LPA considers the proposed change of use to be acceptable in planning terms. Consequently, as there appears to be no conflict with local plan or national policy, and no planning harm would result, officers recommend approval of this planning application.

## **RECOMMENDATION: Approve with Conditions**

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

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form

Location Plan

Block Plan

Proposed Office Area – Internal layout plan

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

3) The use hereby permitted shall be limited to a Class B1 use only.

REASON: To ensure that the use is compatible with the continued adjacent community uses.