

Demolition of existing toilet block, provision of new entrance canopy, new paving and other external alterations including changes to the pedestrian crossing

**Report Item No
A11**

**Coalville Market Belvoir Shopping Centre Coalville
Leicestershire**

**Application Reference
14/00151/FULM**

**Applicant:
Ms Alison Balderson**

**Date Registered
10 March 2014**

**Case Officer:
James Mattley**

**Target Decision Date
9 June 2014**

**Recommendation:
PERMIT**

Site Location - Plan for indicative purposes only



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EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Proposal

Planning permission is sought for the demolition of existing toilet block, provision of new entrance canopy, new paving and other external alterations including changes to the pedestrian crossing at Coalville Market.

The application is to be determined by the Planning Committee as the application is submitted by the Council for its own development and objections have been received.

Consultations

Members will see from the report below that two letters of objection have been received from members of the public.

Planning Policy

The development is considered to comply with the relevant policies of the North West Leicestershire Local Plan as well as guidance contained within the National Planning Policy Framework.

Conclusion

The report below indicates that the scheme is considered to be acceptable in principle. The proposal would not adversely affect the character and appearance of the surrounding area, be significantly detrimental to highway safety or impact upon the amenities of nearby residents. On this basis it would accord with the development plan and all other material considerations. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Planning permission is sought for the demolition of existing toilet block, provision of new entrance canopy, new paving and other external alterations including changes to the pedestrian crossing at Coalville Market.

There would also be internal alterations to the market hall (that would not require planning permission) in order to provide public toilet facilities for those that would be lost as part of the demolition.

The application is to be determined by the Planning Committee as the application is submitted by the Council for its own development and objections have been received.

Pre-application advice has been carried out prior to the formal submission of this application.

2. Publicity

No neighbours have been notified

Site Notice displayed 19 March 2014

3. Consultations

County Highway Authority
Building Control

4. Summary of Representations Received

County Highway Authority has no formal comments to make as the proposed development lies outside the extents of the highway boundary.

Two letters of objection have been received which object to the application on the following grounds:

- _ the alterations would not improve the market hall at all;
- _ proposal would be a waste of money;
- _ the market is in the wrong place.

5. Relevant Planning Policy

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF (Para 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given. In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not change National Policy but provides practical guidance as to how such policies should be applied.

The following policies of the North West Leicestershire Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

North West Leicestershire Local Plan

The North West Leicestershire Local Plan forms the development plan and the following policies of the Local Plan are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application:

Policy S2 sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Policy T3 requires development to make adequate provision for vehicular access and circulation and servicing arrangements.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

Other Policies

6C's Design Guide (Highways, Transportation and Development) - Leicestershire County Council

Paragraphs 3.171-3.176 set out the County Council's guidance in relation to parking standards for residential development. This document also provides further info in relation to motor cycle/cycle parking, the design of on/off-street parking and other highway safety/design matters.

6. Assessment

Principle

The site is located within the Limits to Development as set out on the Proposals Map to the Local Plan where the principle of extensions and alterations to existing buildings are considered acceptable subject to impacts upon design, amenity, highway safety and any other material considerations. Although the site is located within the Central Shopping Area the proposed works would not alter the use of Coalville Market and it is not considered that there would be any conflict with retail policies.

Design

Consideration has been given to the design of the proposal and whether it would have an acceptable impact upon the character and appearance of the surrounding area.

The existing single storey flat roof public toilet block is not considered to make a positive contribution to the surrounding area. The removal of this building and its replacement with new paving is considered to be positive from a visual amenity perspective. The new paving and entrance canopy would provide for a more attractive arrival space for Coalville Market.

Conditions would be applied to any planning approval to ensure that the materials are appropriate for this visually prominent site. Overall, the design, appearance and scale of this proposal is acceptable and would not look out of keeping with the character and appearance of the surrounding area and is considered to be compliant with Policy E4 of the Local Plan.

Highway Safety

The proposal includes for the removal of the existing pedestrian markings and a new wider realigned crossing marked out on the site to provide a crossing point between Coalville precinct and the new paving area in front of Coalville Market. These alterations would appear to provide a safer crossing point. The County Highway Authority has no formal comments to make as the proposed development lies outside the extents of the highway boundary.

Taking all of the above into account, it is not considered that the proposal would conflict with highway safety policies T3 in the Local Plan or the advice contained in the County Council's 6C's document.

Residential Amenity

The site is not located in close proximity to any residential dwelling and, therefore, it is deemed that the development would not have any significant detrimental impact upon neighbouring residential amenities and is considered to be acceptable in relation to Policy E3 of the Local Plan.

Other Matters

Issues surrounding the existing market not being in the right place and the value for money of the proposed scheme are not material planning considerations and cannot be taken into account in the determination of this application.

Conclusion

The proposed works are located within the limits to development, would not impact with retail policies, and are considered to be acceptable in principle. The proposal is not considered to affect residential amenity in the area, have any significant detrimental design impacts or conflict with highway safety. There are no other relevant material planning considerations that indicate planning permission should not be granted. The proposal is deemed to comply with the relevant policies in the Local Plan, in this case S2, E3, E4 and T8 and the advice contained in the NPPF. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to the following conditions;

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

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission:

Drawing No. T3679_001-B deposited with the Local Planning Authority on 10 March 2013;

Drawing No. T3679_150-B deposited with the Local Planning Authority on 10 March 2013.

Reason - To determine the scope of this permission.

- 3 Prior to the commencement of any part of the development representative samples of the materials to be used in all external surfaces shall be submitted to and agreed in writing with the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason - To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.

Notes to applicant

- 1 Planning permission has been granted for this proposal. The Local Planning Authority acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).
- 2 Written requests to discharge one or more conditions on a planning permission must be accompanied by a fee of £97 per request. Please contact the Local Planning Authority on 01530 454666 for further details.

SECTION B- OTHER MATTERS

LIST OF APPLICATIONS FOR PLANNING COMMITTEE 6 May 2014

Section A – Planning Applications

Item	Reference	Details	Amend	Print	Sign	Sent
A1	14/00047/FUL					
A2	13/00249/OUT M					
A3	13/00335/OUT M					
A4	11/01054/FULM					
A5	13/00818/OUT M					
A6	13/00991/OUT M					
A7	14/00219/FUL					
A8	14/00196/FUL					
A9	14/00102/FUL					
A91	12/00390/VCU					
A92	14/00151/FULM					

Section B – Other Matters

Item	Reference	Details	Amend	Print	Sign	Sent
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