

APPLICATION REPORT - PA/341320/18

Planning Committee, 18 April, 2018

Registration Date: 26/01/2018
Ward: Shaw

Application Reference: PA/341320/18
Type of Application: Full Planning Permission

Proposal: Change of use for first floor (Use class B1) to Education use (Use class D1)

Location: Laurel Bank, Kershaw Street, Shaw, OL2 7AJ

Case Officer: Alan Atkins

Applicant Oldham Council
Agent : Unity Partnership / Kier

THE SITE

The application relates to a modern, two storey office building located at the junction of Kershaw Street and Victoria Street, close to the junction with Rochdale Road.

The site includes a car parking area to the north of the building and is surrounded by powder coated steel fencing and established hedges.

Residential bungalows are located to the south and east, a garage court lies to the west, with terraced houses to the north.

THE PROPOSAL

The proposed use involves the replacement of first floor office accommodation with the provision of educational support services to improve skills within the local workforce. It is proposed that the use will operate between 07.30 and 17.00 hours on weekdays.

RELEVANT HISTORY OF THE SITE:

PA/040465/00 – Two storey building with associated car parking comprising of ground floor elderly person's day care centre and first floor for mental health service staff. Approved 7 December 2000

RELEVANT PLANNING POLICIES AND GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 11 of the National Planning Policy Framework (NPPF).

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated by the Proposals Map associated with this document.

The following policies are relevant to the determination of this application.

Joint Development Plan Document

Policy 1 - Climate change and sustainable development
Policy 9 - Local Environment
Policy 14 – Supporting Oldham's Economy

CONSULTATIONS

Traffic Section – No objections subject to the retention of the car parking facilities associated with the building.

REPRESENTATIONS

The proposed development has been advertised by means of individual consultation letters to 13 neighbours and a site notice erected adjacent to the site. No written representations have been received,

Shaw & Crompton Parish Council recommends approval

PLANNING CONSIDERATIONS

Principle of the development.

The application proposes the change from an existing employment use comprising offices for social services support staff with continued provision of a day care centre on the ground floor. The proposed use envisages the provision of educational facilities, providing training initiatives to raise skill levels.

The property is located within a predominantly residential setting. Nevertheless DPD Policy 14 states that development proposals which result in the loss of an employment site to other uses should include measures to outweigh the loss of the site and support Oldham's economy.

In this instance the use will continue to provide direct employment opportunities, as well as facilitating a service which will improve the skills of the local workforce. The proposal will therefore accord with an important element of the Council's objectives which will assist in supporting the local economy.

In this context, the objectives of DPD Policy 14 will be satisfied.

Amenity impact

Although residential properties are located within close proximity to the site, the nature of the proposed use will ensure no adverse impacts on amenity will result. No physical alterations to the building are proposed and the availability of adequate on-site car parking facilities should ensure no adverse impact on the surrounding highways.

The proposal would therefore conform to the objectives of DPD Policy 9.

RECOMMENDATION

Approve, subject to the following conditions:

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

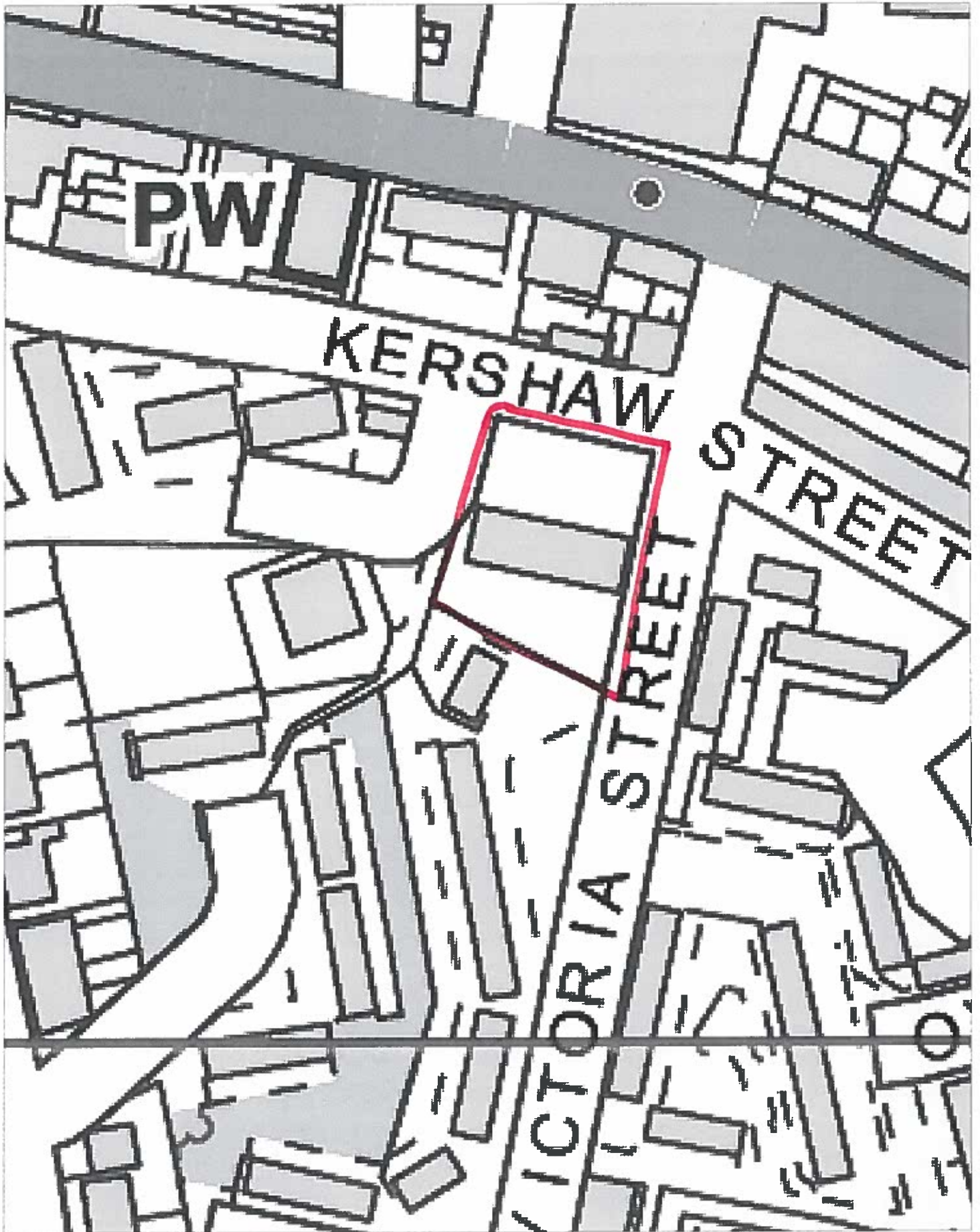
2. The development hereby approved shall be fully implemented in accordance with the approved site location plan received on 26/01/2018.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plan and specifications.

3. The existing car parking area within the application site shall be retained at all times for the parking of vehicles in connection with the operation of the site for the permitted use.

Reasons - In the interests of highway safety and local amenity.

341320



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