

Report of the Chief Executive

APPLICATION NUMBER:	19/00276/REG3
LOCATION:	FORMER POLICE STATION, 1 TOTON LANE, STAPLEFORD, NG9 7HA
PROPOSAL:	CHANGE OF USE FROM POLICE STATION TO OFFICES (CLASS B1)

The application is brought to the Committee as the building is in the ownership of Broxtowe Borough Council.

1 Executive Summary

- 1.1 The application seeks planning permission to change the use of the existing building from a police station to office use (Class B1). There are no extensions or other external alterations proposed.
- 1.2 The site is located to the east of the junction of Toton Lane and south of Nottingham Road, and is a two storey detached building which has single storey extensions to the side and rear. There is a brick wall enclosing the frontage, to either side of the building.
- 1.3 The application site is located within Stapleford Town Centre.
- 1.4 The main issues relate to whether the principle of the change of use to office use (Class B1) would be acceptable.
- 1.5 The benefits of the proposal are that it would bring back into use a property which has been vacant since 2016, would provide office space within the town centre, would provide the opportunity for employment uses to the benefit of the local economy, and would be in accordance with the policies contained within the development plan. This is given significant weight. As the building is surplus to requirements in regard to its use as a police station, there are no identifiable negative impacts.
- 1.6 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The application seeks planning permission to change the use of the existing building from a police station to offices (Class B1). There are no external changes proposed, and the internal layout would see minimal changes to create a communal kitchen breakout area, and to subdivide some larger rooms.

2 Site and surroundings

- 2.1 The application site consists of a two storey building directly fronting Toton Lane, with a single storey flat roof side and rear extension. There is a brick wall along the front boundary, with a section of timber fencing, which encloses the site.
- 2.2 To the south east of the site there is a modern three storey apartment block known as Maycliffe Hall. To the north east is a single storey building which houses an electricity sub-station.
- 2.3 The site sits at a busy traffic controlled road junction, where there are a number of different uses such as public houses (to the north, and to the west), a place of worship (Eatons Road), public car parking, as well as retail units, which are to the north / north west.

3 Relevant Planning History

- 3.1 Whilst the authorised use of the building is as a police station, planning permission was granted for a temporary use of the building as a site construction office, in association with a nearby development. Reference 14/00365/FUL.
- 3.2 Prior to this, the last planning application was in 2004 and this was for the installation of an access ramp. Reference 04/00727/FUL.

4 Relevant Policies and Guidance**4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 4: Employment Provision and Economic Development
- Policy 6: Role of Town and Local Centres
- Policy 10: Design and Enhancing Local Identity

4.2 Saved Policies of the Broxtowe Local Plan (2004):

- 4.2.1 The Part 2 Local Plan is currently under preparation (see paragraph 4.4). Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved.

- Policy EM3: Expansion / Redevelopment of Existing Employment Premises
- Policy S1: Shopping and Associated Uses within Town Centres

4.3 Part 2 Local Plan (Draft)

4.3.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has recently been examined, with the Inspector's report awaited. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policies 9, 10 and 17. Whilst this is not the Inspector's final report, and the examination into the local plan has not been concluded, it does mean Policies 9, 10 and 17 can now be afforded moderate weight.

- Policy 9: Retention of good quality existing employment sites
- Policy 10: Town Centre and District Centre Uses
- Policy 17: Place-making, design and amenity

4.4 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 7 – Ensuring the Vitality of Town Centres.
- Section 12 – Achieving well-designed places.

5 Consultations

5.1 Council's Environmental Health Officer:

- 5.2 Thirteen properties adjoining the site were consulted and a site notice was displayed.
- 5.3 The County Council as Highways Authority require further details of parking layout and of bin storage area before giving final comments.
- 5.4 Economic Regeneration Officer supports the proposal as it would encourage people back in to the town centre, bring a vacant building back into use, provide additional office space in the centre and thereby enhance the viability of the centre.

6 Assessment

- 6.1 The main issues for consideration are whether the principle of the change of use to offices would be acceptable, and whether there will be an unacceptable impact on neighbour amenity.

6.2 Principle

- 6.2.1 The building is located within a town centre. The proposed use is considered a main town centre use, and is similar in character to the authorised use as a police station. The site is well served by public transport. It is considered that the

proposal is acceptable and would not have a negative impact on the vitality and viability of the centre. Furthermore the proposal would bring back into use a vacant building, and provide employment opportunities to the benefit of the local community.

6.3 **Amenity**

- 6.3.1 There are no external changes proposed. It is considered that the use as offices would be similar in character to the authorised use as a police station, and would potentially be occupied for shorter hours than the police station, to the benefit of the occupiers of the adjacent apartment building.

6.4 **Parking**

Add in existing parking arrangements.

7 Planning Balance

- 7.1 The benefits of the proposal are that the proposal, being a main town centre use, would bring a vacant building back into use, thereby contributing to the vitality and viability of Stapleford Town Centre. The proposal would also provide employment space, to the benefit of the local economy.

- 7.2 There are no negative impacts identified.

8 Conclusion

- 8.1 The proposed change of use is considered to be acceptable and would not be harmful to the vitality or viability of the town centre. The change of use also brings a vacant property back into use, to the benefit of the local economy.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan, received by the Local Planning Authority on 10 May 2019, and drawing number CW20:002:002 Rev A received by the Local Planning Authority on 17 May 2019.**

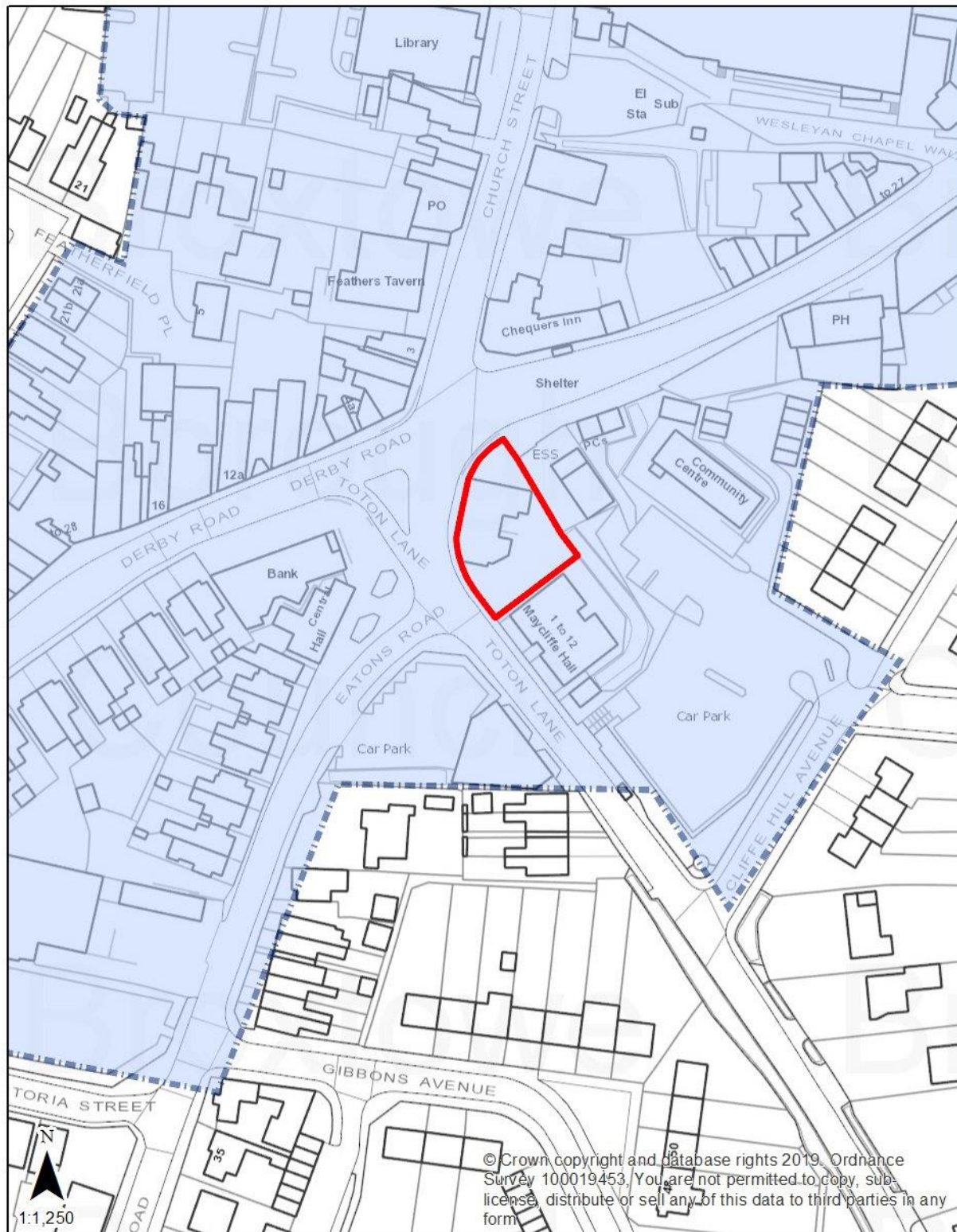
Reason: For the avoidance of doubt.

NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority



Legend



Site



Town centre

Photographs



Front elevation



South elevation showing Maycliffe Hall to the right



Maycliffe Hall, an apartment building, to the south east of the site

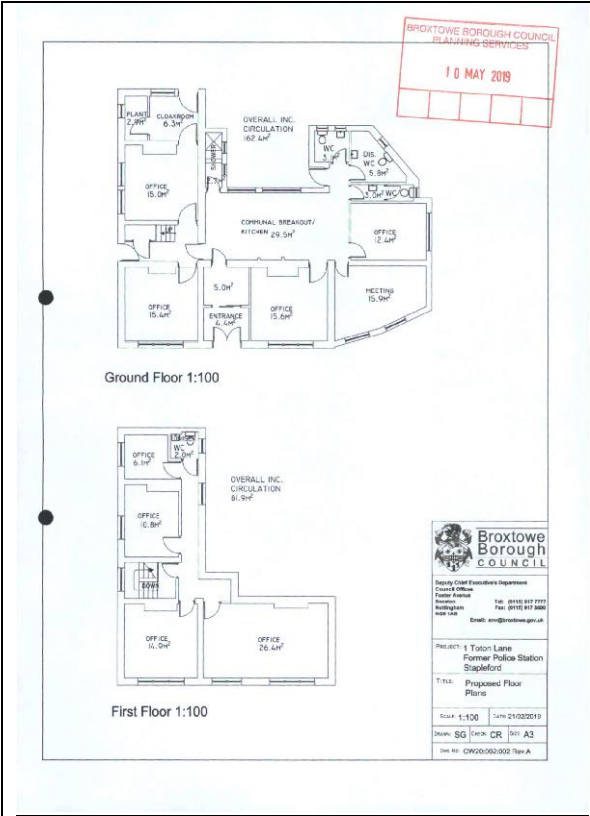


Looking north toward junction. The Old Rock public house can be seen to the left

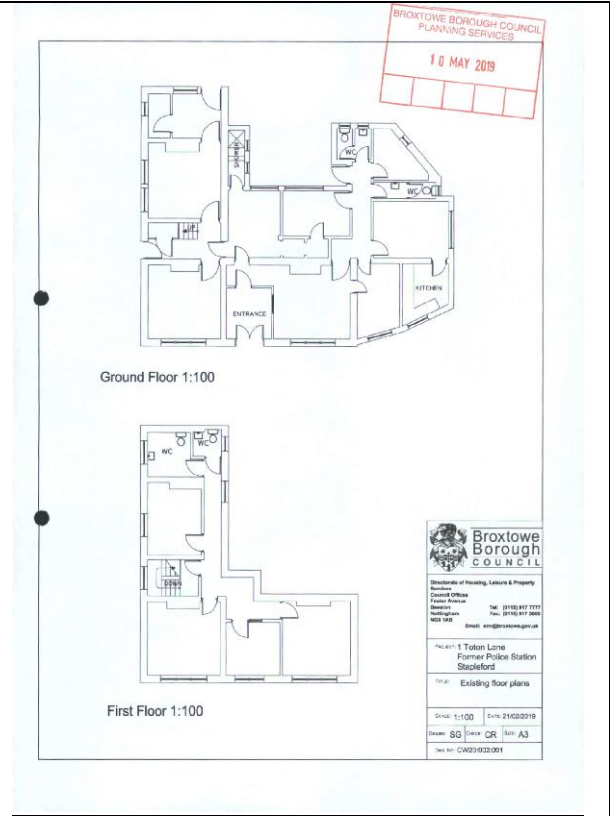


North elevation of the police station building

Plans (not to scale)



Proposed floor layout



Existing floor layout