



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 25th August 2016

Subject: 16/01979/FU – Change of use from existing retail showroom to form assembly and leisure (D2) at 14 Crawshaw Hill, Pudsey, LS28 7BA

APPLICANT	DATE VALID	TARGET DATE
Mrs Jayne Hutton	30.03.2016	06.07.2016

<p>Electoral Wards Affected:</p> <p>Pudsey</p> <p><input type="checkbox"/> Yes Ward Members consulted (referred to in report)</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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RECOMMENDATION: GRANT PERMISSION subject to the following conditions:

1. Development in accordance with approved plans
2. All new stonework shall be constructed in natural stone to match the existing building in stone type, colour, face dressing, coursing, bed depth and colour and detail of jointing material.

1.0 INTRODUCTION:

- 1.1 This application seeks permission for the change of use of an existing retail showroom (A1) into an assembly and leisure use (D2) as a children’s soft play/party venue.
- 1.2 This application is reported to Plans Panel at the request of Councillor Jarosz due to highway safety and parking concerns.

2.0 SITE AND SURROUNDINGS:

2.1 The application relates to a vacant two storey, stone built building within the Pudsey Town Centre. The building sits within a commercial area to the east of Robin Lane carpark with access via the north and south elevations. The main building entrance faces Crawshaw Hill which runs to the south of the host, leading to Pudsey bus station.

2.2 The area is predominantly commercial with various retail uses and small businesses along with a number of office buildings, leisure centre, church and bus station within the immediate vicinity.

3.0 PROPOSAL

3.1 The proposed change of use involves internal alterations to create a children's play centre with no external alterations proposed.

3.2 The ground floor consists of a main reception and foyer area with access from Crawshaw Hill, a new kitchenette and office, two party rooms, accessible toilets and an open plan area with children's soft play facilities, including slides and a small sports court.

3.3 The change of use to D2 (leisure) does not cover the first floor area. This is to remain vacant with a view to possibly expanding the business in the future.

4.0 RELEVANT PLANNING HISTORY:

4.1 None

5.0 HISTORY OF NEGOTIATIONS:

5.1 As part of the application process a site visit was carried out by the case officer along with consulting highways and public rights of way.

5.2 Public Rights of Way raised no objection to the proposed change of use.

5.3 Highways raised no objection to the proposed change of use as the existing building is located within the Pudsey Town Centre with good public transport links. Highways highlighted the building lies in close proximity to the Robin Lane, short stay, car park with various waiting restrictions within the vicinity which control where visitors park.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application was advertised by site notice, posted on 14th April 2016.

6.2 The publicity period for the application expired on 17th June 2016.

6.3 No objections were received.

7.0 CONSULTATIONS RESPONSES:

7.1 Highways – No objections

7.2 Public Rights of Way – No objections.

8.0 PLANNING POLICIES:

8.1 Section 38(6) of the Planning and Compulsory Purchase Act The Development Plan comprises of the Core Strategy, saved policies of the UDP (2006) and the Natural Resources and Waste Local Plan. The relevant policies are:

Local Policy

8.2 The following Core Strategy policies are relevant:

- Spatial Policy 2 - Direct retailing, offices, intensive leisure and culture, and community development to designated town to promote their vitality and viability.
- GP5 - seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
- P1 Town and Local Centre Designations – No.22 Pudsey
- P2 Acceptable uses in and on the edge of town centres – including Intensive leisure and cultural uses including theatres, museums, concert halls, cinemas, leisure centres, gyms and hotels,

Supplementary Planning Guidance/Documents

8.3 Parking SPD 2016

8.4 Pudsey Conservation Area Appraisal and Management Plan. Character Area 1 – Town Centre.

National Policy

8.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected these to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The following parts of the NPPF have been considered in on the consideration of this application encouraging economic growth, protecting/enhancing the vitality of town centres and protecting the historic environment.

9.0 MAIN ISSUES

1. Principle
2. Impact on amenity/character
3. Highway safety

10.0 APPRAISAL

Principle

- 10.1 The site is located within a designated town centre as identified within policy P1 of the Core Strategy and the Unitary Development Plan proposals map. Leisure uses are generally considered, in planning policy terms, to be appropriate in a town centre. Accordingly, it is considered that the principle of development is acceptable.

Impact on Amenity/Character

- 10.2 The site is located within the Pudsey Conservation Area. The application seeks consent for internal alteration to create a children's play centre. No external alterations are proposed as part of the scheme and thus the proposals are not considered to adversely affect visual amenity.
- 10.3 The building is located within Pudsey Town Centre surrounded by various commercial uses. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal does not involve external alterations to the premises and the use itself is appropriate to a town centre location. As such it is not considered that it will harm the character and appearance of the conservation area.
- 10.4 It is considered the children's play centre will be located within an appropriate location away from residential properties.
- 10.5 The existing ground floor entrance facing Crawshaw Hill will remain in place with bin storage to the rear year as existing.

Highway Safety

- 10.6 The highway consultation response raised no objection to the proposals as the building is located within Pudsey Town Centre. Various parking restrictions are in place around the building including double yellow lines and short stay time limit to the Robin Lane carpark (2 Hours).

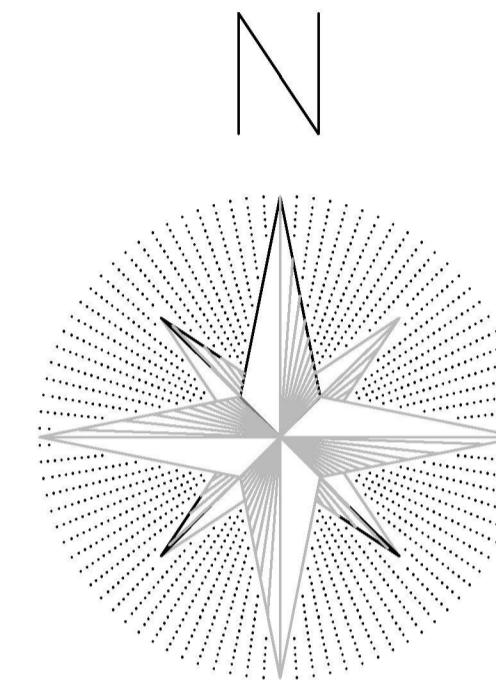
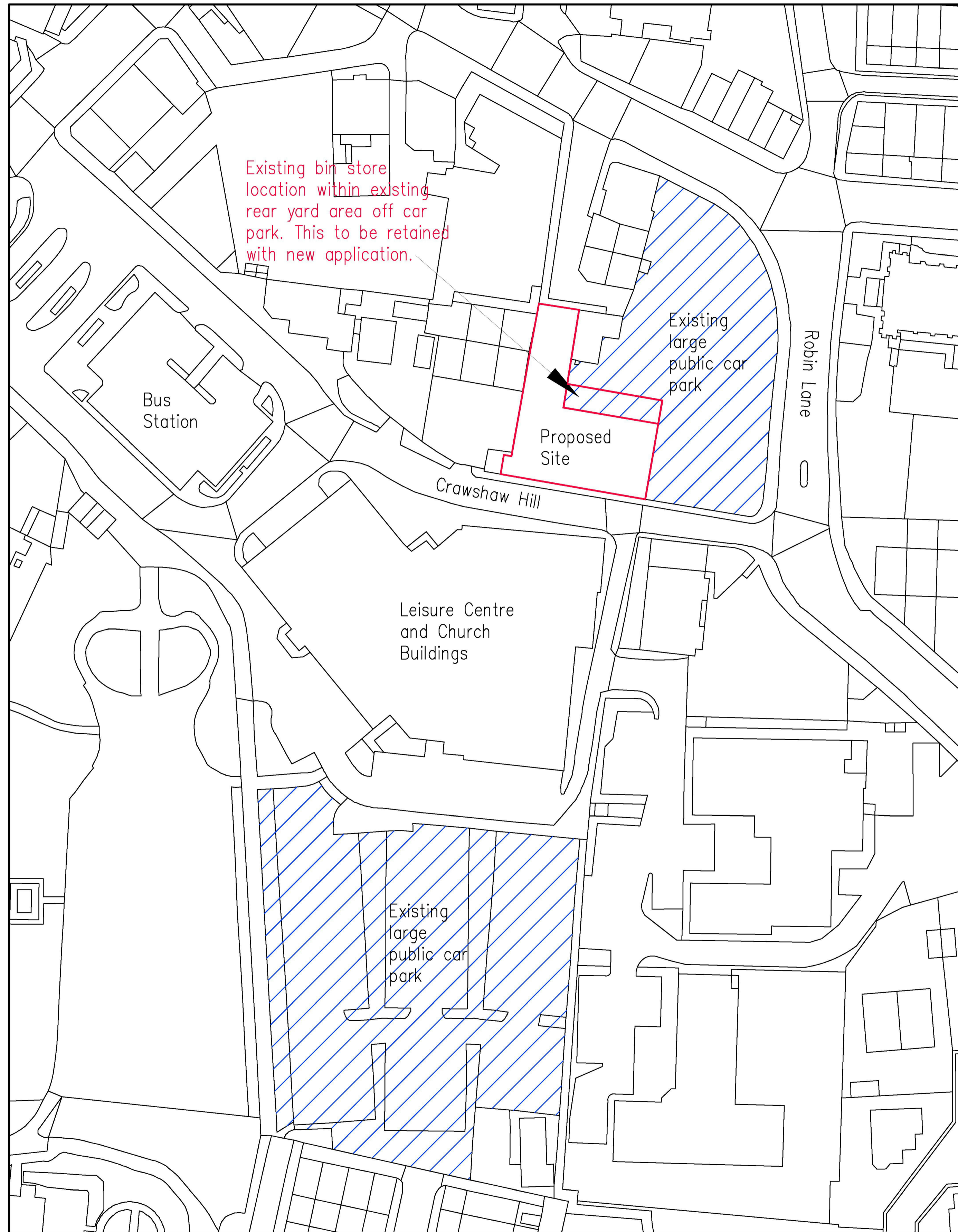
11.0 CONCLUSION

- 11.1 In light of the above, the application is considered to be acceptable. The development is not considered to be harmful to the character and appearance of the area, nor would it have a harmful impact on highway safety and as a result, subject to appropriate conditions detailed above, the application is considered to be compliant with the relevant policies and guidance and approval is recommended.

Background Papers:

Application file: 16/01979/FU

Certificate of ownership: Certificate B signed by agent and served on Paul Woodhead.



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ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT IMMEDIATELY.

DO NOT SCALE DRAWING.

PRELIMINARY

REV B: Boundary clarified
REV A: Bin Locations Added

Title
PLANS AS PROPOSED

Project
Proposed Play Gym
Crawshaw Mill
Pudsey

Client
Jayne Hutton

chris eyres designs

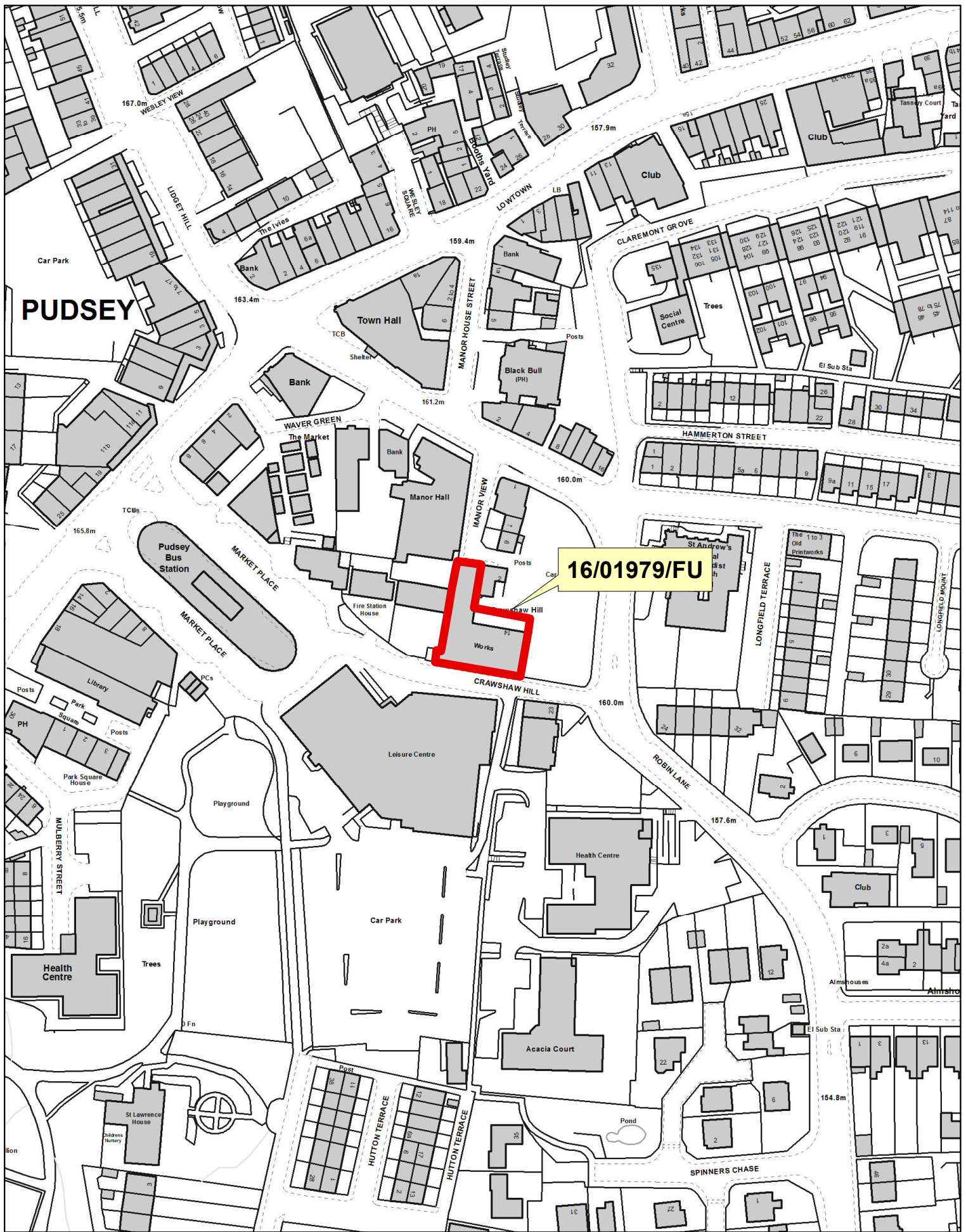
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SOUTH AND WEST PLANS PANEL

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SCALE : 1/1000

