

TELFORD & WREKIN COUNCIL

PLANS BOARD

14TH JULY 2010

LATE ITEM

Schedule 1 - Planning applications for determination by Board

**TWC/2010/0235 The Lord Hill Inn, High Street, Dawley, Telford, Shropshire,
TF4 2EX** Change of use of first floor from use class A4 (Drinking Establishment)
to C3 (Dwelling Houses) with the creation of a new separate access to the upper
floor..... **2**

TWC/2010/0235

The Lord Hill Inn, High Street, Dawley, Telford, Shropshire, TF4 2EX
Change of use of first floor from use class A4 (Drinking Establishment) to C3 (Dwelling Houses) with the creation of a new separate access to the upper floor

APPLICANT

Mr James Dunn

RECEIVED

04/06/2010

PARISH

Great Dawley

WARD

Dawley Magna, Malinslee

CASE OFFICER

Emma Green

OBJECTIONS RECEIVED: No

MAIN ISSUES: Principle of development and impact on neighbouring properties amenities, and parking.

THE PROPOSAL:

The proposal is a full application for the permanent change of use of the first floor of the Lord Hill Public House from A4 (Drinking Establishment) to C3 Dwelling Houses) with the creation of a new separate access at the rear of the building.

BACKGROUND:

The redevelopment of the Lord Hill Public House is part of the wider regeneration scheme for Dawley and Malinslee. Outline planning permission was granted by Members at the last board meeting, where retention of this Local Interest Building was considered an important element for retaining the character and appearance of Dawley High Street.

Members will also be aware that a temporary change of use was approved at board on 31st March 2010, for the temporary use of the Lord Hill as offices for two years, as a base by which to manage the regeneration and works to Dawley High Street. The use proposed under this application is intended for implementation following the Business use expiring in two year time.

The drawings submitted that some of the rear extensions are due for demolition. These works do not require planning permission, and will therefore not be considered in the determination of this application. The applicants are aware that bats may be roosting with the building for demolition and their responsibilities under other legislation with regards to this matter.

SITE AND SURROUNDINGS:

The application site a substantially a two storey building, with some single storey rear extensions. There is a significant car park located to the rear of the property

The building is located at the end of High Street, Dawley and has no immediate neighbour's and is surrounded by road way. The site is within the secondary retail zone of Dawley.

PLANNING HISTORY

TWC/2010/0036 - Outline application for a mixed use development of 35.3 hectares of vacant land at Dawley and Malinslee comprising of a new school and associated sports pitches, retail units, residential dwellings, a nature park, a children's playground, BMX track, public open space, landscaping and rights of way and associated works (outline) – resolved at Plans Board 23/6/10 to Grant Outline Consent subject to planning contributions

TWC/2010/0037 - Full planning application for infrastructure and drainage works for Dawley and Malinslee regeneration Phase 1 Land of 14.93 ha. Works comprising earthworks, drainage, a spine road of approx 0.55km and detailed planting schedule - resolved at Plans Board 23/6/10 to Grant Outline Consent subject to planning contributions

W2010/0120 - Change of Use of former public house (A4) to use class B1 Business (offices) - Temporary 2 year consent Approved April 2010.

CONSULTATION RESPONSES:

Great Dawley Parish Council: Support the proposal.

The Council's Highways Engineer supports the proposal.

The Council's Geotechnical Engineer has no comments.

Shropshire Fire Service; No objections subject to informative

Shropshire Council Archaeology no comments

Comments are awaited from the Councils Conservation Officer.

Following notification of 6 neighbours, no letters of representation have been received.

POLICY CONTEXT

National Planning Guidance
PPS1 - Delivering Sustainable Development
PPS3 - Housing

Wrekin Local Plan
HE25 - Buildings of Local Interest

Core Strategy
CS1 - Homes
CS5 - District and Local Centres in Telford
CS15 - Urban Design

PLANNING CONSIDERATIONS

The building's permanent use is public house with bar, kitchens and toilet facilities at ground floor with ancillary living accommodation including kitchen and bathroom at first floor. A temporary change of use to office accommodation on both floors has been implemented since April 2010.

The temporary facilities are to be used in partnership between the Council and contractors in relation to the Dawley Regeneration schemes, and used as site offices for the management of works. In addition the space will have a function for continued public involvement in the scheme with meeting rooms and will allow for open sessions and displays etc to be accommodated.

The wider regeneration scheme for Dawley has recognized the importance of retaining the Lord Hill Public House, as it is a Local Interest Building, of architectural merit warranting retention. Policy HE25 encourages the full and appropriate use of the building.

The ground floor of the building following the end of the temporary use is to revert back to A4 use. The upper floor prior to the temporary consent was residential accommodation, but ancillary to the public house use. This proposal is for self contained accommodation to allow a greater flexibility in securing long term occupancy of the building.

Residential use in upper floors of properties within Dawley Centre is important in generating day and night activity. The layout of the building is adequate to accommodate a self contained unit. No external private amenity space is proposed to be provided as it could not be integrated with the wider regeneration layout. It is common that properties in centre locations do not have gardens. It should be noted that the property in the long term will benefit from being in short walking distance of the new nature park and recreational and leisure spaces created by the wider regeneration scheme, and there will be no detriment to occupier in terms of ability to access open space.

With regards to parking, there is an existing parking associated with the building currently. The wider master plan indicates 3 small retail units and a public square to the rear of the Lord Hill Public House, in place of the current parking provision. New parking is expected to be provided to the rear of the retail units and will provide spaces for the uses at the Lord Hill Public House. As this use is not expected to be implemented until at least 2 years time, there will be adequate opportunity to provide the new car parking provision prior to occupation; this is to be secure through conditions.

There will be no external alterations to the building, and therefore no adverse impact on the character and appearance of the building. The proposal will have no adverse impact on the amenities of the adjacent properties.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the following conditions;

1. A03 - Time Limit - Full
2. BNS - Change of use not to be implemented until a scheme for car parking submitted and agreed with LPA, and implemented prior to first occupation.
3. I30 - Conditions
4. I31 - Reasons for granting approval
5. I25 - Fire Authority

Reasons for approval

The site is within a sustainable location, within the district centre of Dawley. The proposed change of use will not adversely impact on the character or appearance of the Area. Adequate parking provision for the proposed use can be secured. Furthermore, the residential use will not adversely impact on the amenities of nearby properties.