

Application Number

P/2013/0714

Site AddressBishops Place
Paignton
Devon
TQ3 3DZ**Case Officer**

Mrs Helen Addison

Ward

Roundham With Hyde

Description

Change of use from education to offices (B1)

Executive Summary/Key Outcomes

The application is to change the use of this Grade II listed building from education to office use. The applicant has not submitted any details of alterations to the building. The proposed use would be an appropriate use of the building in this town centre location as it would provide employment opportunities that would be within easy access of the workforce by walking and public transport.

Recommendation

The application be forwarded to the National Planning Casework Unit (NPCU) with a recommendation that it be granted planning consent.

Statutory Determination Period

The eight week target date for determination of the application is 25th September. It is expected the decision will be issued within this timescale, subject to the response from the NPCU.

Site Details

The application site relates to the Grade II Listed two storey building situated at the junction of Bishop's Place and Gerston Place. It is currently used for storage purposes and was previously used for Adult and Community Learning. The building dates from 1908 and was originally part of Paignton Art School. There are notable sgraffito panels on the elevation to Gerston Place which are a rare example of English external sgraffito work. The main entrance to the building is from Bishops Place. A modern extension has been added at the rear. Two parking spaces have been marked out on the pavement outside the Bishops Place entrance to the building.

The site is located within the town centre and there are a variety of uses in the area. To the north and west is the modern Coverdale Court providing residential accommodation. To the south and east are the rear of retail premises. In the Torbay Local Plan 1995-2011 the site is shown as being within the Old Paignton Conservation Area and the town centre.

Detailed Proposals

The application is submitted for a change of use from education to offices. The applicant has advised that it intends to use the building for 'grow on' space for early stage businesses that are ready to leave the Lymington Road and Vantage Point Centres as they are needing more space to expand their companies and take on more jobs.

No details of any alterations to the building have been submitted. As the building is listed all alterations including internal changes will require listed building consent.

Summary Of Consultation Responses

English Heritage- consultation response awaited.

Highways- no objection given the central site and proximity to local car parks. With mitigation for jobs to be created no SPD contribution would be required.

Summary Of Representations

One letter of objection that raises the following points:

- Proposal will create problems with parking and increase the number of cars in the area.
- The surrounding area is predominantly residential and residents in Coverdale Court are aged 50-98 they have enough trouble coping with existing traffic in the area without having to deal with more cars.
- The 2 parking spaces are not wide enough for the purpose and present disability discrimination as they forced a wheelchair user to go on the main road to pass this area.

Relevant Planning History

2007/1037	Install 4 retractable parking bollards, approved 12.9.07
2004/0331	Installation of lift approved 21.4.04
2001/0793	Erection of glazed covered courtyard and alterations to existing outbuildings to form wc and store approved 22.8.01
2001/0228	Alterations formation of covered link extension and associated building work approved 9.5.01
2001/0227	Alterations formation of covered link extension and associated building work approved 8.5.01

Key Issues/Material Considerations

The main issue is the principle of the proposed change of use in this location and highways.

Principle and Planning Policy -

The property is relatively small in relation to current standards for educational use and it is accepted that due to its size and location would not be the optimal site for the delivery of education. This has tended to be focused on larger sites that are capable of expansion. Therefore there would be no objection to the loss of an education use in this location.

The proposal to use the property for business purposes would accord with the objectives of Policy E2 which seeks to encourage office development within the town centre and Policy E5 which supports new employment use on unidentified sites, particularly sustainable locations close to town centres.

This location would be appropriate for business use as it would be easily accessible by public transport. This would improve job opportunities for people who can access the site by walking and public transport. The proposed use would contribute to the viability and vitality of the town centre by encouraging more people to work within the town centre. This would be a positive benefit to the local economy.

Economy -

The applicant has indicated that the proposal would be likely to create between 16 and 37 new jobs.

Highways -

Concern has been raised by a local resident about the volume of traffic that would be generated by the proposal. As the site is located within the town centre there would be considerable activity and movement within the area already. In comparison with the previous use of the building for educational use it is not considered that the proposed use would generate a significant increase in traffic. As there is virtually no parking provided on the site people working at the premises will need to access the building on foot.

The two parking spaces outside the building do reduce the size of the pavement available for

pedestrians and the highway officer has been asked to comment on whether this is acceptable.

S106/CIL -

No contributions will be required due to the mitigation that can be applied to the number of new jobs that will be created.

Conclusions

In conclusion, the proposed change of use would be appropriate in this location within the town centre and would contribute to the vitality and viability of the town centre. It would make effective use of this listed building.

Relevant Policies

-