

Application Number

P/2015/0521

Site Address5-7 East Street
Torquay
Devon
TQ2 5SD**Case Officer**

Mr Scott Jones

Ward

Tormohun

Description

Change of use from 2 shops to single B1 office

Executive Summary/Key Outcomes

The proposal is to change the use of two vacant conjoined shop units that were most recently used as an art shop, to an office use.

The loss of the retail unit/s is considered acceptable on planning merit, as is the proposed use, due to the location and character of the area. The use of the units as an office will be a benefit to the area and will generate employment opportunities.

There would be no impact upon local amenity or highway movement when considering the expected movements and operations likely from the current and the proposed use.

There are no public representations. The proposal is included on the agenda as the applicant is an elected member.

Recommendation

Approval.

Site Details

5-7 East Street is a ground floor retail unit located in Torre. It is located to the southeast of the designated shopping area of Torre and to the north of the designated shopping area of Belgrave Road / Lucius Street. It comprises two conjoined shop units.

The frontage is largely glazed and the unit has an internal floor area of approximately 100 square metres.

The local area has a mixed character of small commercial units and residential uses. The police station is located to the west of the application site.

Detailed Proposals

The proposal is to change the use of the shop unit/s, which was most recently used as an Art shop, to an office use. No external alterations to the building are proposed. There is no off street parking provision within the curtilage of the property.

Summary Of Consultation Responses

None.

Summary Of Representations

None.

Relevant Planning History

None.

Key Issues/Material Considerations

With consideration of the proposal and the context the key issues and material considerations are;

1. Is the loss of the retail use acceptable in this location
2. Is the proposed use as an office acceptable in this location
3. Are the highway / movement impacts acceptable
4. Is local amenity adversely affected by the proposed use.

1. Is the loss of the retail use acceptable

The loss of the retail use is considered acceptable in the context.

The site does not sit within a designated shopping area and hence Saved Policy S12 *Cornershops* applies.

Policy S12 outlines that the change of use of isolated shops serving local communities to non-retail uses will not be permitted where it would result in the loss of facilities serving the community which are not available within the local vicinity. The loss of the retail unit would, in this case, have little impact upon the services provided to the local community as the site is near to a two designated Local Centres that offer a wide range of retail opportunities.

The proposal is considered to comply with the aims and objectives of Saved Policy S12 *Cornershops*.

2. Is the proposed use of an office acceptable in the context

The proposed use of the building as an office is considered acceptable in the context.

The site sits outside of the town centre and is not identified as employment land and hence Saved Policy E5 *Employment provision on unidentified sites* provides

relevant policy guidance.

The proposal will provide a use for an existing building that is currently vacant. The site also sits close to the town centre, two local centres, and is easily accessible by public transport.

The proposal is considered to comply with the objectives of Saved Policy E5 *Employment provision on unidentified sites* as it will contribute to the small business needs of Torbay, reuses an existing urban building, provides employment opportunities which will be within easy access of the local workforce and customers, and one that is close to the wider town centre.

3. Highway movement impact

The proposal is considered acceptable on highway and movement grounds.

There is no off-street parking provision to serve the property. There is however on-street parking provision nearby in South Street and the nearest public car park is at Brunswick Square. As the property currently has a retail use, and the anticipated level of activity from the proposed use would be similar to the existing use, it is considered that the proposed use would not increase the demand for parking.

The proposal is considered to comply with the objectives of Saved Local Policies E5 and TS.

4. Impact upon local amenity

The proposal is considered acceptable on amenity grounds.

The proposed change of use is not considered likely to affect neighbour amenity in comparison with the existing retail use as the level of activity to and from the site would not change significantly as a result of the proposed use.

The proposal is considered to comply with the objectives of Saved Local Policy E5.

S106/CIL -

The change of use will not impact local social and physical infrastructure and obligations are not considered appropriate or necessary.

Conclusions

Having considered the aims and objectives of relevant planning policies and other material considerations the proposal is considered acceptable on planning merit.

The application is hence recommended for approval.

Relevant Policies

- ES Employment and local economy strategy
- E5 Employment provision on unidentified site
- SS Shopping strategy
- S12 Corner shops