

Application No: 13/1327C

Location: ALSAGER CIVIC CENTRE, LAWTON ROAD, ALSAGER, STOKE ON TRENT, ST7 2AE

Proposal: Removal Of Existing Concrete Canopy And Erection Of New Steel & Glass Canopy To Front Of Building . Building Of New Rear Doors & Timber Screen To Rear Of Building To Increase Space Of Store Room. Removal Of Existing Front Doors & Gates Replacing With Glass Automatic Sliding Doors

Applicant: Cllr S Jones, Alsager Town Council

Expiry Date: 21-May-2013

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of the development
- Design
- Highway Safety
- Amenity

REASON FOR REFERRAL

This application is before the Southern Planning Committee as it is an application submitted by Cllr Shirley Jones on behalf of Alsager Town Council.

DESCRIPTION AND SITE CONTEXT

The application site comprises the existing Civic Centre situated on Lawton Road, Alsager. The centre is now controlled and run by the Town Council since being transferred from the control of Cheshire East Council.

The site is designated as being within the Settlement Zone Line and Principal Shopping Area of Alsager in the adopted local plan.

DETAILS OF PROPOSAL

Full planning permission is sought for alterations to the existing Civic Centre in order to improve the facilities and attract more people to use the facilities.

The improvements comprise the removal of the concrete canopy, iron gates and wood and glazed doors to the front elevation. These would be replaced with a glass and steel canopy, automatic sliding doors and LED lighting. To the rear the existing service doors would be moved and in order to enclose a small external area in order to increase the useable floor space in the building.

RELEVANT HISTORY

07/0124/FUL 2007 Approval for removal and replacement of access ramp

POLICIES

National Guidance

National Planning Policy Framework

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP3 Promote Sustainable Economic Development

DP4 Making the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand: Reduce the Need to Travel, and Increase Accessibility

DP6 Marry Opportunity and Need

DP7 Promote Environmental Quality

DP9 Reduce Emissions and Adapt to Climate Change

RDF1 Spatial Priorities

Congleton Local Plan 2005

PS4 Towns

GR1 General Criteria for Development

GR2 Design

GR6 Amenity & Health

GR9 Accessibility, Servicing and Parking Provision

RC1 Recreation and Community Facilities

CONSULTATIONS (External to Planning)

Highways:

None received at the time of report writing, however there are no changes to the parking provision for the Civic Centre as it utilises the public car park to the rear.

Environmental Protection:

None received at the time of report writing.

VIEWS OF TOWN/PARISH COUNCIL

None received at the time of report writing.

OTHER REPRESENTATIONS

None

KEY ISSUES

Principle of the Development

The proposal is for internal and external alterations to the existing Civic Centre. The building is a community facility situated in the town centre of Alsager, where there is a presumption in favour of sustainable development as required by the NPPF and Policies PS4 and GR1 of the

adopted Congleton Borough Local Plan First Review 2005. The proposal is therefore considered to be acceptable in principle.

Design, Appearance and Visual Impact

Local Plan policies GR1 and GR2 relate to the design of new development and state that all development will be expected to be of a high standard, to conserve or enhance the character of the surrounding area. Matters such as height, scale, form and grouping, materials, the visual, physical and functional relationship of the proposal to neighbouring properties, the streetscene and to the locality generally need to be considered.

The proposal is for alterations to the front and rear of the building. To the front the existing concrete canopy and wood and glazed doors would be removed and replaced with a steel canopy highlighted by blue LED lighting and automatic glass doors. To the rear the service doors would be moved in order to enclose an existing covered area, bringing it in line with the main rear elevation of the building. It is considered that these alterations would improve the character and appearance of the building and would be sympathetic to the character, appearance and form of the surrounding area.

The proposal is therefore considered to be in compliance with the NPPF and Policies GR1 and GR2 of the adopted Congleton Borough Local Plan First Review 2005.

Amenity

Local Plan Policy GR6 deals with amenity and health and states that any development adjoining or near to residential property will only be permitted where the proposal would not have an unduly detrimental effect on their amenity due to amongst other things, loss of privacy, loss of sunlight and daylight and traffic generation, access and parking.

The Civic Centre is situated in the town centre and is some considerable distance from residential properties. It is therefore considered that there would be no significant adverse impact on the residential amenity. The proposal is therefore considered to be in compliance with Policy GR6 of the adopted Congleton Borough Local Plan First Review 2005.

Highways

Users of the Civic Centre utilise the existing public car park to the rear of the building and there will be no changes to this arrangement.

The proposal is therefore considered to be in compliance with Policy GR9 of the adopted Congleton Borough Local Plan First Review 2005.

CONCLUSIONS

The alterations to the building would make a positive contribution to the character and appearance of the area and would improve the attractiveness of the facilities that can be provided. It is therefore considered that the proposal meets the requirements of the relevant policies in the adopted local plan and the NPPF and the application is recommended for approval.

RECOMMENDATION:

Approve subject to the following conditions:

1. Time limit
2. Development in accordance with the approved plans
3. Materials in accordance with the submitted details

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