



**PLANNING COMMITTEE:** 13 December 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/1003:** Change of use from Community Centre (use class D2) to Tattoo Studio (use class Sui Generis) at  
11 Coronation Court, Ashbrow Road

**WARD:** Delapre and Briar Hill

**APPLICANT:** Mr Martin Yates  
**AGENT:** None

**REFERRED BY:** Head of Planning  
**REASON:** Council Owned Property

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL** subject to conditions and for the following reason:

The proposed change of use would bring back into use a unit which has been vacant for a considerable time, thereby enhancing the vitality and viability of the shopping centre, in accordance with PPS4 - Planning for Sustainable Economic Growth.

**2. THE PROPOSAL**

2.1 Change of use from community centre (Use Class D2) to tattoo studio (Sui Generis).

**3. SITE DESCRIPTION**

3.1 Vacant unit within a small shopping centre, in what were the outbuildings of Briar Hill Farm. The former farmhouse is listed Grade II and the building containing this unit is therefore curtilage listed.

## **4. PLANNING HISTORY**

- 4.1 The creation of the shopping centre including this unit was approved in 1970.
- 4.2 The change of use of the unit to a community access centre, together with listed building consent for associated alterations, was approved in 2001.

## **5. PLANNING POLICY**

### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

### **5.2 National Policies:**

PPS1 – Delivering Sustainable Development.  
PPS4 - Planning for Sustainable Economic Growth.

### **5.3 Northampton Borough Local Plan**

E20 – New Development  
R9 – Districts and local centres: change of use from shops

### **5.4 Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003  
Planning out Crime in Northamptonshire SPG 2004

## **6. CONSULTATIONS**

- 6.1 **Conservation (NBC)** - Having assessed the scheme it is not considered that the proposal to change the use of this retail premises has the capacity to impact detrimentally on the character or setting of the principal listed building. As such there are no objections to the scheme.

## **7. APPRAISAL**

- 7.1 The main issues to consider are the impact on the shopping centre, on the amenities of nearby residents and on the character of the curtilage listed building.
- 7.2 The premises were previously in use as a community access centre but this use has been discontinued for some considerable time; reportedly seven years.

- 7.3 Local Plan Policy R9 refers to changes of use within centres identified the Plan. It applies exclusively to change of use from Class A1 (Shop) use. As the existing lawful use does not fall within Class A1 the policy cannot be applied.
- 7.4 Whilst it is considered that an A1 use would generally be more appropriate for a shopping centre location, in this case the local community's needs are already adequately provided for by the other units in the centre in the form of a convenience store, a hairdressers and a takeaway. It is difficult to envisage a further A1 use that could usefully add to this, which would mean that any A1 use would be a specialist retail use which would not specifically serve the local community. This perspective is supported by the fact that the unit has remained vacant for several years.
- 7.5 On balance it is considered that the introduction of a new use would be preferable to the premises remaining vacant and that the proposed use would increase footfall and the general vitality of the centre.
- 7.6 Given the nature of the use and its siting it is not considered that any adverse impact on neighbouring residents would result.
- 7.7 The unit is located within a curtilage listed building. This has the original stone walls of what was an outbuilding to the farm but has been fitted with a modern shopfront, which would remain. The change of use would not, in any event, result in itself in any alterations to the building and it is not considered, therefore, that any detrimental impact on the listed building or its setting would occur.

## **8. CONCLUSION**

- 8.1 The proposed change of use would bring back into use a unit which has been vacant for a considerable time, thereby enhancing the vitality and viability of the shopping centre.

## **9. CONDITIONS**

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

## **10. BACKGROUND PAPERS**

- 10.1 N/2011/1003.

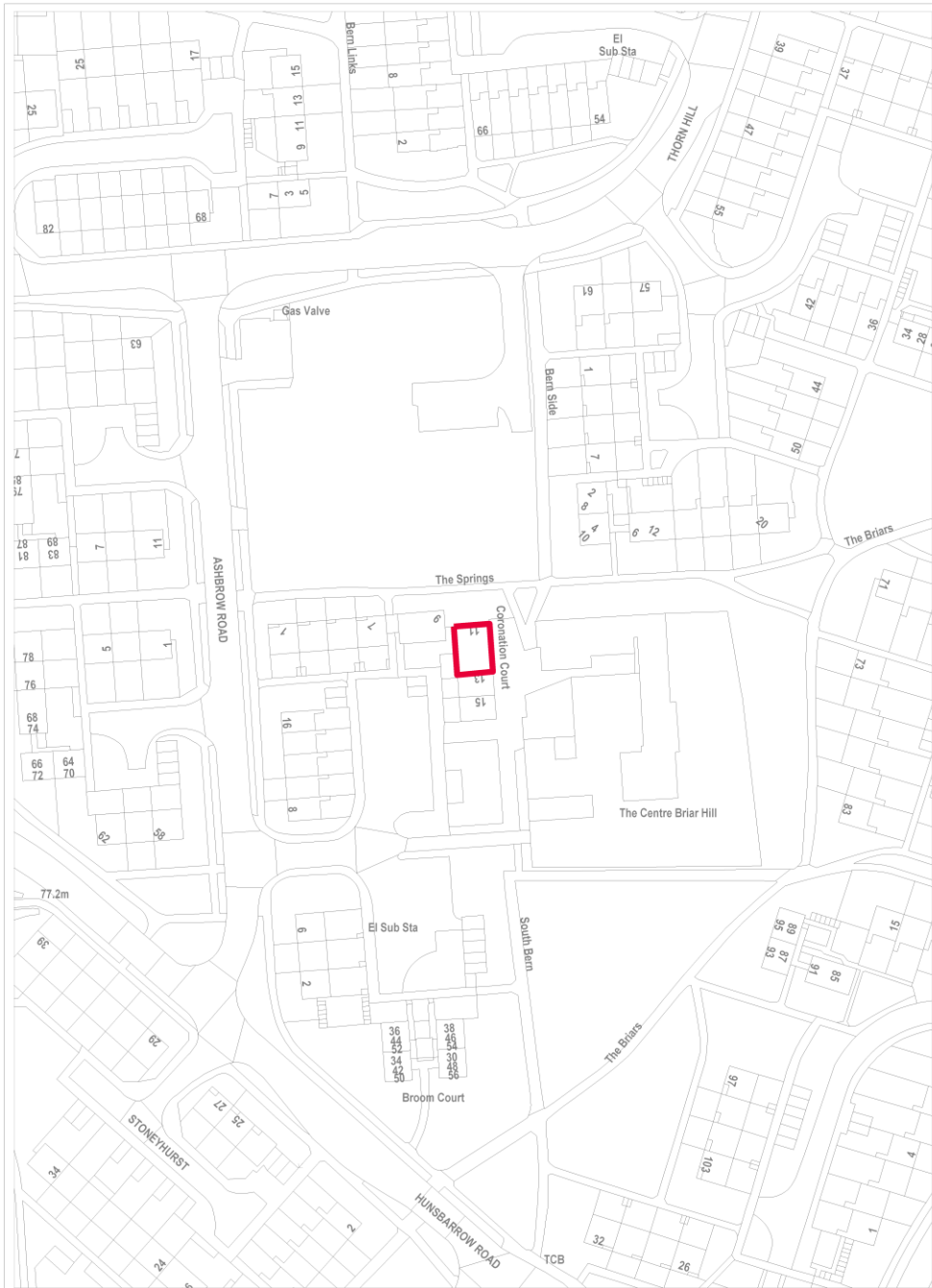
## **11. LEGAL IMPLICATIONS**


- 11.1 None.

## 12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

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| <b>Position:</b>                           | <b>Name/Signature:</b> | <b>Date:</b> |
| <b>Author:</b>                             | A Holden               | 24/11/11     |
| <b>Development Control Manager Agreed:</b> | G Jones                | 25/11/11     |



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|  <p><b>NORTHAMPTON</b><br/>BOROUGH COUNCIL</p> | <p>Name: <b>Charis Holder</b><br/>         Date: <b>1st December 2011</b><br/>         Scale: <b>1:1250</b><br/>         Dept: <b>Planning</b><br/>         Project: <b>Site Location Map</b></p> | <p>Title<br/> <b>11 Coronation Court, Ashbrow Road</b></p> <p>Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright<br/>         Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655</p> |
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